

North Cheyenne Cañon  
(Courtesy of the Pikes Peak Library)

# ***NORTH CHEYENNE CAÑON MASTER PLAN***

**Completed, January, 1999  
Published November, 2003**

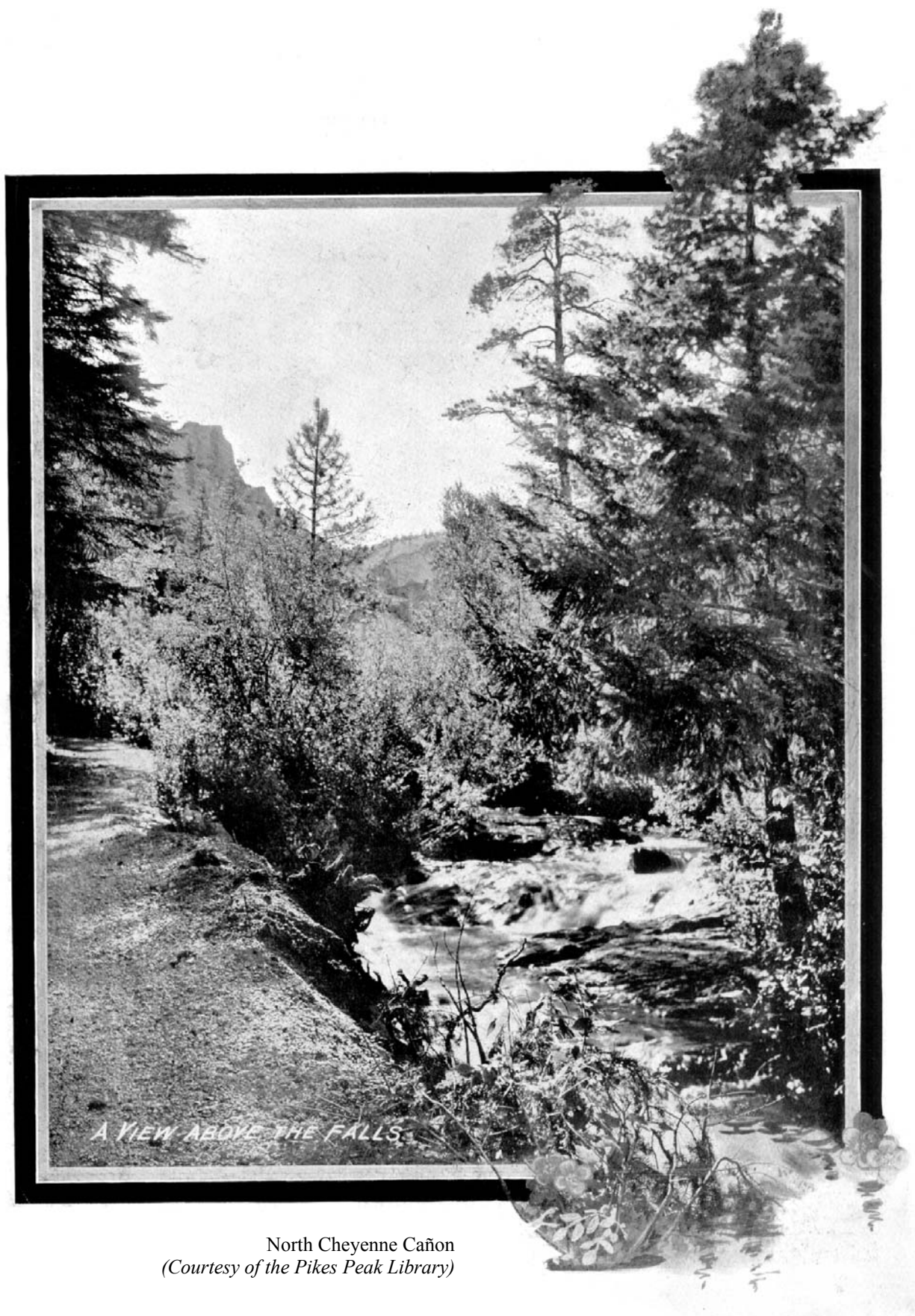


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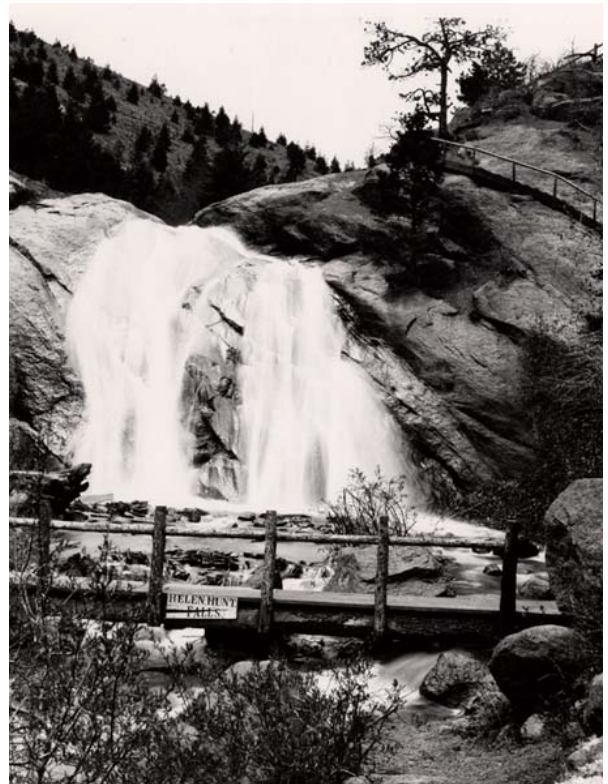
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North Cheyenne Cañon  
(Courtesy of the Pikes Peak Library)



Helen Hunt Falls, 1934  
*(Courtesy of the Pikes Peak Library)*

## ***INTRODUCTION***



# INTRODUCTION

North Cheyenne Cañon, a 1,320 acre regional park, owned by the City of Colorado Springs, is located west of the Broadmoor Hotel. The entrance to the park is near the junction of Cheyenne Road, next to the entrance to Seven Falls. Cheyenne Cañon, is comprised of both natural and man-made elements. Many of the man-made elements in the park have been added in increments as a response to increased and changing demands on the resource.

## HISTORY OF THE PARK

### IMPROVEMENTS

In the early 1870's General William Palmer founded a resort he called Fountain Colony, which later became Colorado Springs. His resort grew rapidly. In the 1880's gold strikes encouraged a westward movement and prospectors flocked to the area. Colorado Springs became a western hub for many railways. Historically, Cheyenne Cañon was used by the residents of Colorado Springs as a natural escape from the hot, dry air of the treeless town. The people of Colorado Springs envisioned the park as an essential place for cool shade and moist air critical to their health and mental well-being.

In 1883 the park was owned by the Colorado College Land Company and referred to as Colorado College Park. Colorado College Land Company developed a wagon road into the canyon. This was the first road into the canyon. Before this road was built, a wagon road led to the mouth of the canyon and an old worn footpath went two to three miles up the canyon. The canyon was open to the public everyday of the week for a short time. However, park employees did not work on Sundays and some visitors to the park were leaving litter and damaging plant materials so Colorado College President Tenney decided to close it on Sundays. Closing the park on Sundays virtually deprived the people of Colorado Springs use of the canyon. Most residents of Colorado Springs were working people who were only able to visit the park on Sunday. The public was outraged that the canyon was closed the only day of the week that most people could enjoy it. Vandals tore down the park gate. Public outcry and active campaigning by Helen Hunt Jackson, a local writer inspired by the canyon, were finally rewarded in 1885 when the citizens of Colorado Springs voted to purchase 640 acres in North Cheyenne Canyon to be used as a park. The park was renamed Cheyenne Park.



Original Bruin Inn (Courtesy of Pikes Peak Library)

Ordinances, which governed all public parks and grounds, applied to Cheyenne Park. In October of 1885 two ordinances specific to Cheyenne Park were announced. First, the road known as South Cheyenne Cañon Road within the limits of Cheyenne Park was declared abandoned as a carriage road and was to be used as a footpath only. Secondly, City Council declared the right to lease portions of Cheyenne Park near the entrance for a restaurant or hotel as deemed in the best interest of the city.

Proposed development adjacent to the base of Cheyenne Park included additions to the park in the area between Cheyenne Road and Electric Avenue (now called Cheyenne Boulevard) as well as lots intended for summer cottages. In 1900, a contest was held to give the most popular young couple of the area a furnished cottage on a prime lot adjacent to the park addition. In the early 1900's, two cottages and a barn were built at the park entrance for the caretaker's residence and storage of park maintenance equipment. They burned down in the 1960's.



Wooden Bridge at Helen Hunt Falls, 1913  
(Courtesy of Pikes Peak Library)



William Palmer, founder of the city, donated an additional 480 acres to the park in 1907. Before donating this land, he developed a carriage road through the canyon and over High Drive, built the shelter pavilion and built the original Mt. Cutler Trail and other trails. Located on this property was the original Bruin Inn, constructed in 1881. The building was previously the residence of Colorado College President Tenney and a favorite place for college parties and dances. The City of Colorado Springs made additions and alterations to the original Bruin Inn in 1916. A visitor center and curio shop was built, nicknamed “The Cub” after the Inn’s other name “The Bear.” The Bruin Inn became a tourist attraction and a regional landmark.

In the spring of 1913, employees of the United States Forest Service at Pike National Forest headed a project to plant approximately 700,000 two to four year-old trees to reforest the slopes of North Cheyenne Cañon. An average of 1,210 Western Yellow Pine, Douglas fir, and Red Spruce trees were planted in each of the 640 acres of the park. The project was completed in three months.

The first stone bridge was constructed in the canyon in 1914. Previously, all bridges in the canyon were wooden and considered unsightly and in contrast with the landscape. The Park Commission replaced an existing wooden bridge with a reinforced concrete one, with walls made of granite boulders taken from the streambed. The following year, three more wood bridges were replaced with the same type of stone bridges. The idea for stone bridges in the canyon came from Mr. P. B. Steward and Mr. D. V. Donaldson, both members of the Park Commission.



Typical Stone Bridge (Courtesy of Pikes Peak Library)

Automobiles were permitted in Cheyenne Park in 1917. This controversial decision was an important turning point in the park’s history. Previously, access was restricted to horses, carriages, and pedestrians. Old tallyhos with four and six horse teams had been used to take tourists up North Cheyenne Cañon and

down High Drive. These were used again during World War II when the scarcity of gasoline prevented the driving of motorcars. Automobiles were only permitted in Cheyenne Park in the evenings. Strict rules governed the hours during which travelers could ascend or descend since the road could only accommodate a single car width.



Mail Delivery Vehicle in the Cañon, 1928  
(Courtesy of Pikes Peak Library District)

Colorado Springs’ longest trolley line, which ran along Cheyenne Boulevard, terminated near the entrance to Cheyenne Park. Just west of the intersection of Cheyenne Boulevard and Cheyenne Road the trolley crossed a bridge over the creek to what was then called Stratton Park. This was the location of the turn-around facility for the trolley. The line was abandoned in the 1930’s in favor of the new bus system. A new trail was planned in Cheyenne Park in 1919. Prior to this, foot travelers used the same road as the automobiles. Many times hikers were forced off the extremely narrow road by passing automobiles. The new footpath was planned for the opposite side of the creek from the road. It was to continue all the way to Bruin Inn. Rocks were blasted in some places along the roadside providing a pull-off area for passing in an emergency situation. Two more stone bridges were completed in July of 1919, this time using stone from the canyon. Mr. D.V. Donaldson of the Park Commission stated that it was the purpose of the Park Commission to replace two wooden bridges with stone ones every year. His eventual goal was to have the entire park outfitted in stone bridges, which were stronger than their wooden predecessors and consistent in color and design.

During a storm and high waters in 1921, North Cheyenne Cañon Road washed out. The City considered not restoring the road and proposed access to the upper portions of the park via foot trails. However, the public demanded reconstruction of a road suitable for automobiles. The road was repaired and construction was completed by late 1921. The new road was wider and allowed two cars to pass in some places, in case one vehicle broke down. It also allowed space for turning around in case a vehicle couldn't make the ascent during the hours of uphill travel and had to return to the base of the park. The new road also allowed automobile access the entire way to Bruin Inn, located near the junction of High Drive and Gold Camp Road.

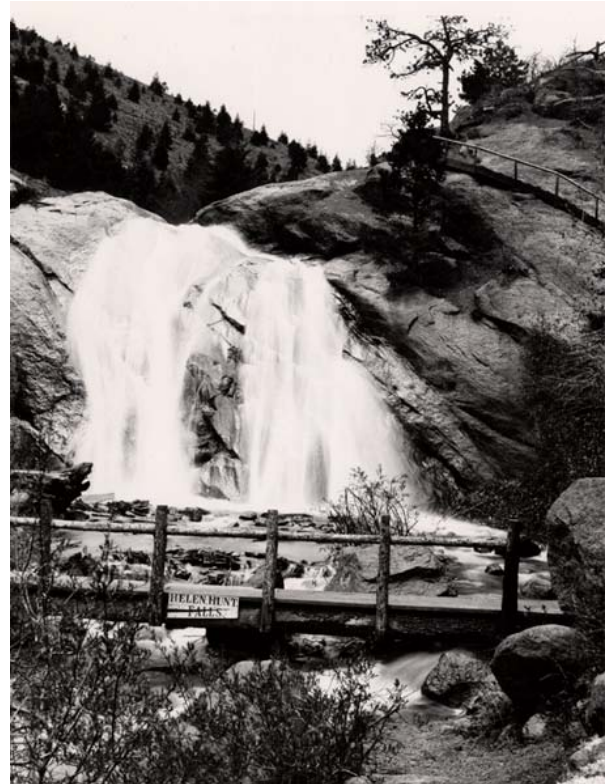
In 1932, another form of transportation was introduced into the park in addition to automobiles, a bus system. The new system became more popular than the streetcar system, so the later was abandoned. In 1937, Fred Chamberlain donated 160 acres to the park. An additional 40 acres were also donated. The date and source of this second donation are unknown. These contributions complete the total 1,320 acres that constitute today's North Cheyenne Cañon Regional Park.

One early morning in 1957, the Bruin Inn burned down. The fire consumed the building and its contents, leaving only the stone foundation and two stone chimneys remaining. The cause of the fire was never discovered. Safely escaping the burning building, were Charles Merriam and his family, along with one employee of the Inn. The Inn was never rebuilt, but one section, a log cabin once known as "The Cub," is now being used as the Helen Hunt Falls Visitor Center.



Bruin Inn (Courtesy of Pikes Peak Library)

The Park and Recreation Department of Colorado Springs officially designated the lower falls in North Cheyenne Cañon as "Helen Hunt" falls in 1966. The falls, taking on the name of the local writer Helen Hunt Jackson, had been unofficially referred to by this name since the beginning of the 20<sup>th</sup> century.



Helen Hunt Falls, 1934  
(Courtesy of Pikes Peak Library District)

Today North Cheyenne Cañon can be accessed on North Cheyenne Cañon Road, High Drive, and Gold Camp Road. The park has three main trails with additional trails in the works. Columbine Trail is the longest, traversing the canyon for three miles. The trailhead is found to the left of the road immediately upon entering North Cheyenne Cañon. The lower part of the trail winds its way next to Cheyenne Creek. The trail passes the amphitheater where climbing exhibition was on July 14, 1946. Access to Columbine Trail can also be found at Mid-Trail Point, located just after the amphitheater. The trail continues upward through the canyon to just above the Visitor's Center.



The trail to Silver Cascade Falls, known as St. Mary's Falls Trail, begins next to the Visitor's Center, passes Helen Hunt Falls over the bridge, and continues up the steps. Shortly thereafter, hikers arrive at an overlook at Silver Cascade Falls. The park's third trail leads to Mt. Cutler. The trailhead is approximately halfway between the base of the canyon and the Visitor's Center. This one-mile trail winds through evergreens to the summit of Mt. Cutler exposing views of Seven Falls and a panorama of Colorado Springs. Along with its three main trails, the park offers numerous picnic areas complete with tables and barbecue grills. Helen Hunt Falls, Silver Cascade Falls and Mt. Cutler are prominent natural features to the park, but nothing compares to the impact of Cheyenne Creek. Water, with its rhythmic flow and unique ability to create relaxing, enjoyable and scenic environments has the magical quality of attracting people. This is especially true of Cheyenne Creek.



Historic Photo of Cheyenne Creek  
(Courtesy of Pikes Peak Library District)

The historic Starsmore house, was relocated at the canyon's entrance, and converted into the Starsmore Discovery Center, complete with visitor parking lots and pedestrian trails in 1990. The house was led to its new site by a police escort and utility allowing the house to pass through. The three-mile trip took three days.



Moving the Starsmore House  
(Courtesy of Parks, Recreation & Cultural Services)

314 acres of open space once owned by Windfield Scott Stratton were added to the Park in 1998. The Stratton Property is discussed separately in this master plan.

## PURPOSE OF THE PLAN

The North Cheyenne Cañon Park is a unique and well-loved City Park, which for years has offered local residents and Pikes Peak area visitors an abundant of recreational and naturalist opportunities. With the City's acquisition of the Myron Stratton Open Space bordering the cañon park creates an even larger and more outstanding natural resource, which presents a positive opportunity for a joint planning project to protect the future of both sides.

Since the adoption of the existing Cheyenne Cañon Master Plan 12 years ago there has been a growing demand on one of the city's most scenic parks. With the purchases of the Myron Stratton Open Space the Colorado Springs Parks, Recreation and Cultural Services department saw a need to establish a new plan for the long-range development and management of the two properties. With identifying issues such as traffic mountain biking, erosion, accessibility, degraded visitor's facilities in North Cheyenne Cañon, and park programming of the Myron Stratton Open Space, the Parks, Recreation and Cultural Services, and consultants established a master planning process that would address the needs of the value combined open spaces. The plan identifies the unique characteristics and needs within each of the noted properties while developing guidelines that serve to protect the natural resources and the community's interest. Because no master plan is forever, this plan will need to be reviewed and evaluated as time and needs require. The main goal of the pan was for the citizens of Colorado Springs to work together with the Parks, Recreation and Cultural Services Department to create a plan that would restore the historic park and guide the use of a new community's asset.



Starsmore Discovery Center in its new location  
(Courtesy of Parks, Recreation & Cultural Services)  
**Colorado Springs Parks, Recreation & Cultural Services**

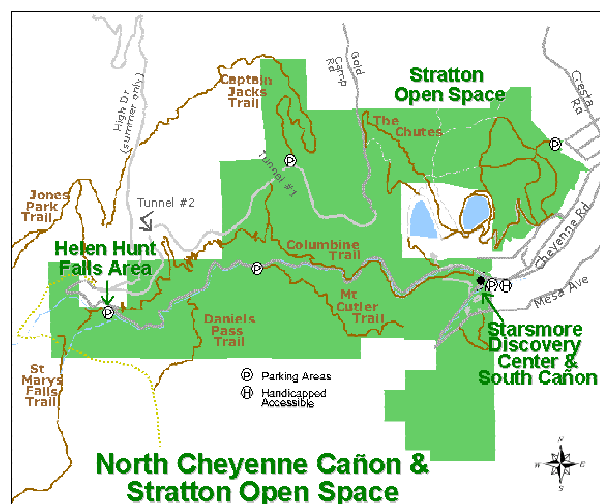
# REGIONAL SETTING

## OPPORTUNITY STATEMENT

North Cheyenne Cañon Park is a unique and well-loved City park, which for years has offered local residents and Pikes Peak area visitors abundant recreational and naturalist possibilities. The recent City acquisition of the Myron Stratton land bordering the Park creates an even more outstanding natural resource and presents a positive opportunity for joint planning to protect the future of both sites.

A new master plan is being developed for North Cheyenne Cañon Park because there has been a steady and substantial increase use of the Parks since the last master plan was adopted 12 years ago. In addition, because of the Colorado Springs Parks and Recreation Department's April of 1990 commitment to locating and constructing the Starsmore Discover Center at the mouth of North Cheyenne Cañon, funding has been limited for Park improvements identified in the last master plan. There is a clear and present need to identify priorities for renovation, replacement and design of existing Park facilities as well as measure to preserve the Park as a natural resource. The master plan will also include the Stratton Open Space, which means that decisions must be made related to user access and trail configuration in order to assure that the use of the Open Space conforms to restrictions for designated open space.

Working together, the citizens of Colorado Springs and the Parks and Recreation Department will create a plan to restore an historic Park and to guide the use of a new community asset.



Location

## THE PLANNING PROCESS

The Parks and Recreation Department determined the basic framework for the planning process. The public process would serve to identify critical issues, concerns and priorities. Together the citizens and the Planning Team would determine the final preferred plan. The Planning Team was comprised of city staff with specialties in natural resources, maintenance, interpretation, and forestry; Colorado Springs Utilities representatives, and consulting natural resource, trail, landscape architecture, and planning specialists.

The planning process for the North Cheyenne Cañon Open Space Master Plan began with a field meeting on June 9, 1998. City staff met with landscape architects from Thomas & Thomas to tour the property and identify significant issues. The Colorado Springs Parks and Recreation Department supplied local records and documents applicable to the property including information about the property's conservation values. Subsequent site visits and research by the consultant team finalized the baseline inventory, existing property sensitivities and potential property opportunities.

The first public meeting was held on July 29, 1998 at the Cheyenne Mountain High School. The meeting was structured to gather thoughtful constructive input from interested and affected parties for its subsequent evaluation and integration into the final master plan. It was successful in educating the public regarding the baseline inventory and site analysis findings, identifying issues of concern, allowing people and agencies to express their preferences about how the concerns fit into the physical master plan, and considering alternatives for the open space design and future management. The master plan will integrate appropriate inputs.

The public meetings were publicized in the media and interested parties identified by the Planning Team were notified by mail. All citizens attending the meetings were added to the mailing list. The Planning Team met to discuss the public input and to choose from among alternative plan recommendations several times from August to December. (A full listing of Planning Team meetings and public meetings can be found in the Appendix, on page 80.) Because of the divisive issues and concerns raised by the public, multiple meetings were held to discuss potential issues. The Planning Team recommended submission of the master plan to the Parks and Recreation Advisory Board and the Parks and Recreation Advisory Board unanimously approved the master plan on January 26, 1998.



The following issues are the results of scheduled meetings and reviews, and have been divided into four major categories: Lower Cañon, Middle Cañon, Upper Cañon, General, and the Stratton Open Space.

### ***Lower Cañon Issues:***

Some of the issues that need to be addressed, concerning the Lower Cañon are:

- There is no connection from the Starsmore Discovery Center to the Stratton Open Space;
- The South Cañon picnic area is degraded from uncontrolled access and over use;
- The restrooms in the South Cañon picnic area are degraded;
- In the South Cañon picnic area there is a loss of vegetative cover and eroding soils;
- There is a lack of organized parking at Starr Kempf and neighborhood issues;
- There is a need for year round restrooms at the east entrance to the park;
- There is a need for a playground area for children;
- There is an interest in making the Cheyenne Mountain Heritage Center park of the park;
- There is a lack of connection to the Strawberry Hill area;
- The picnic areas in the Lower Columbine picnic area are degraded due to over use and access;
- The amphitheater area is degraded and unsafe.

### ***Middle Cañon Issues:***

Issues that face the Middle Cañon are:

- Mt. Cutler exists with eroded and hazardous trails;
- There are poor connections between Mt. Cutler and the Mid-Columbine Trail;
- Poor conditions exist along the Mid-Columbine switchbacks;
- Conflicts exist on the Mid-Columbine trail between bikers and hikers.

### ***Upper Cañon Issues:***

Much like the Lower and Middle Cañon, there are issues that need to be addressed in the Upper Cañon. These issues are:

- There is poor parking at Helen Hunt Falls;

- The restrooms at Helen Hunt Falls are also in poor condition;
- A short trail is needed from Helen Hunt parking to the Upper-Columbine trailhead;
- The visitors center facility at Helen Hunt Falls is insufficient;
- Buffalo Cañon trail is degraded;
- There is a poor connection from Upper-Columbine trail to the gravel pit parking area and connection with Gold Camp Road;
- A gate needs to be added to the west entrance of the park;
- There are unsightly and unsafe wrecks along Gold Camp;
- There is a lack of guardrails along Gold Camp Road to prevent future accidents;
- There are multiple issues concerning Tunnel Number 3.

### ***General Issues:***

Some of the issues that address all three canyons are:

- Deteriorating trails;
- Too many trails dead end, creating poor trail circulation;
- There are poor and/or limited special needs accessible trails;
- The trail signage system needs development;
- Parking needs to be developed in strategic locations;
- There is poor canine control;
- Enforcement of park hours needs to be increased;
- There is a need to preserve and enhance natural resources on the property.

### ***Stratton Open Space Issues:***

Some of the issues that were a concern to the residents living around the Stratton Open Space were:

- Horse Grazing;
- Natural Resource Conservation and overall ethics;
- Location of the new trails;
- Location and functions of the new trailheads;
- Overall rules and regulations governing the open space.



Stone Stairway in Cheyenne Cañon  
(Courtesy of Parks, Recreation & Cultural Services)

## ***RESOURCE ANALYSIS***



# RESOURCE ANALYSIS

## NORTH CHEYENNE CAÑON

### *Conservation Series:*

The Conservation Series analysis and resulting composite map reflects the planning team's evaluation of the Cañon's aesthetics, existing cultural elements, and vegetation and wildlife habitat.

Valued geological and natural feature within the park and along associated trails, were evaluated and given important aesthetic consideration in the planning process and composite map. Information gathered in the aesthetic analysis was used to delineate and protect areas of natural community scenic beauty.

The existing cultural developments and identified trails were mapped. A degree of use and range of park impacts were evaluated and incorporated into the composite map analysis to help delineate future development and management areas.

The composite analysis also included the evaluation of park vegetation. Areas of valuable, fragile and degraded vegetation zones were identified. In each case the vegetation was evaluated with regards to the user experience, wildlife impacts and long-term park management.



Wildflower

### *Development Series:*

The Development Series analysis was conducted to help illustrate and delineate sensitive sites where development would be undesirable. The evaluation considered steep gradients, erodable soils, hydrological patterns and accessibility.

The objective of gradient analysis was to explore the varying degree of slopes throughout the park in order to delineate which areas are most vulnerable to development. Area of slopes greater than 10% were identified as costly development zones, and those site less than 10% were identified as area providing manageable conditions for park development and improvements.

Related to the Cañon slope and vegetation analysis, the composite plan considers hydrological patterns. The hydrological patterns were studied as to their impacts on long-range management strategies and park restoration plans.

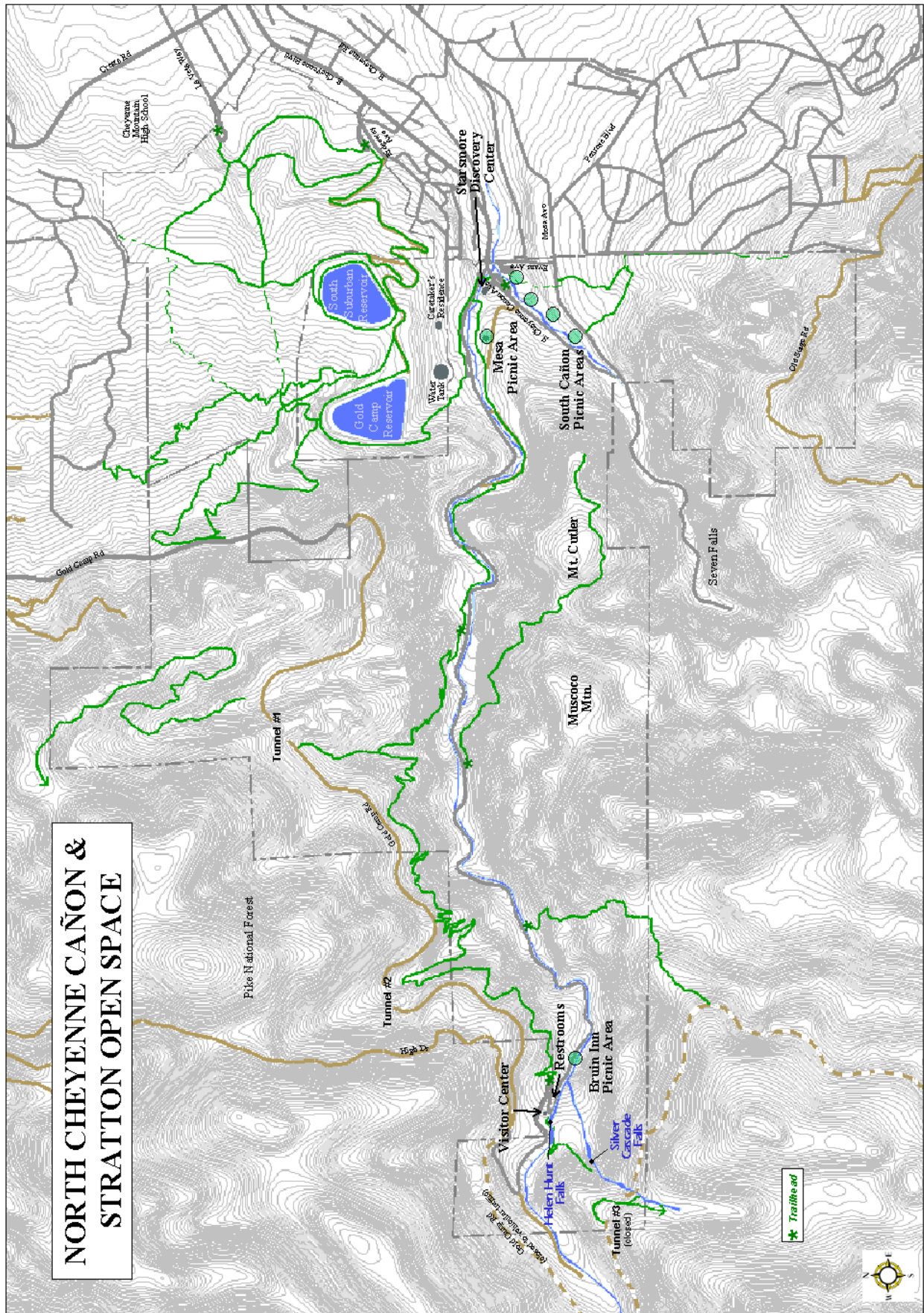


Waterfall

Soil erosion is an identifiable problem within the park. The degree and patterns of erosion found also provide a clear indication to the level of park use. The noted patterns were evaluated with regards to the cultural, vegetation, and hydrological information gathered. The analyzed information was then used to delineate zones of reclamation and areas suitable for future development.

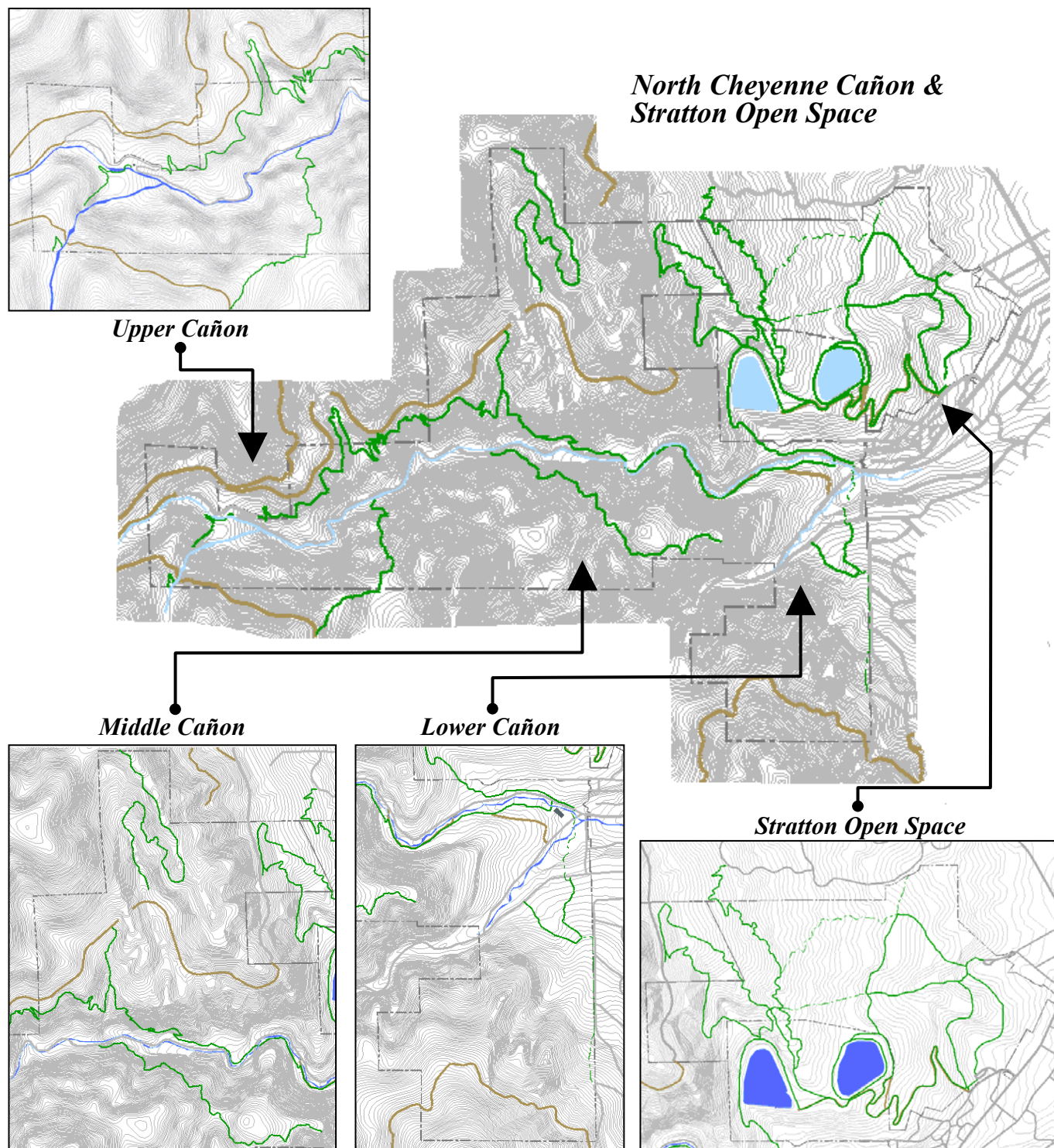


## SITE ANALYSIS MAP



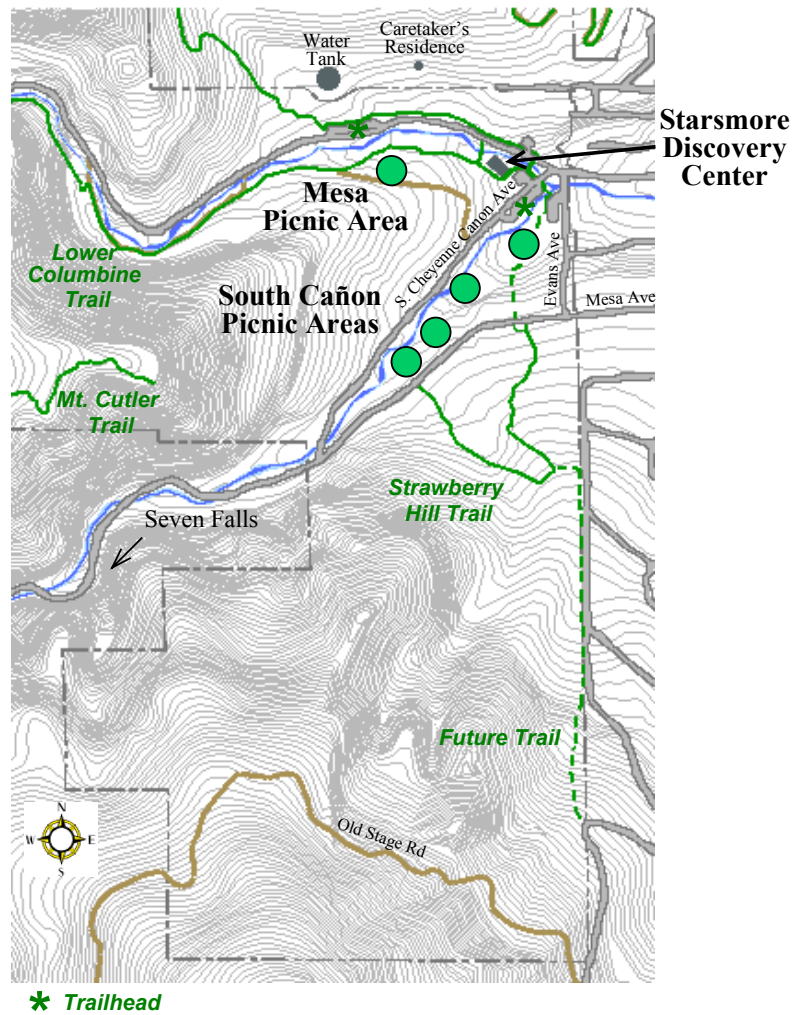


## SPECIFIC DESIGN ELEMENTS BY AREA



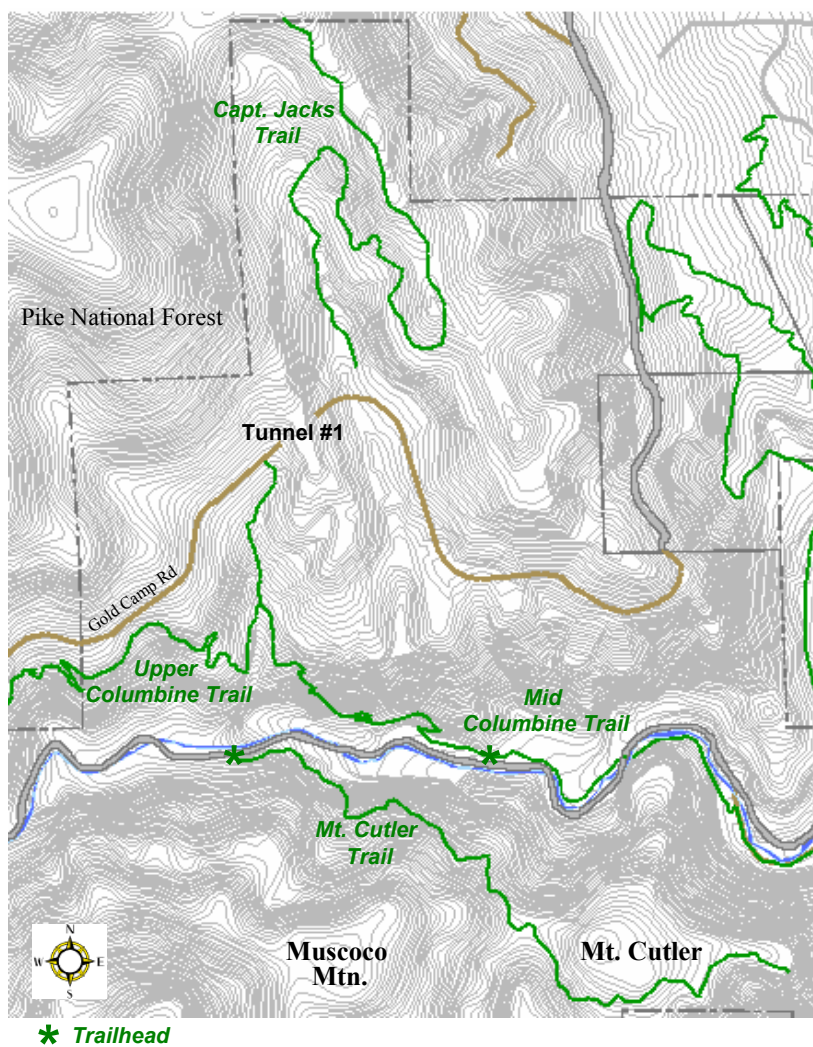
# LOWER CAÑON

BY AREA



# MIDDLE CAÑON

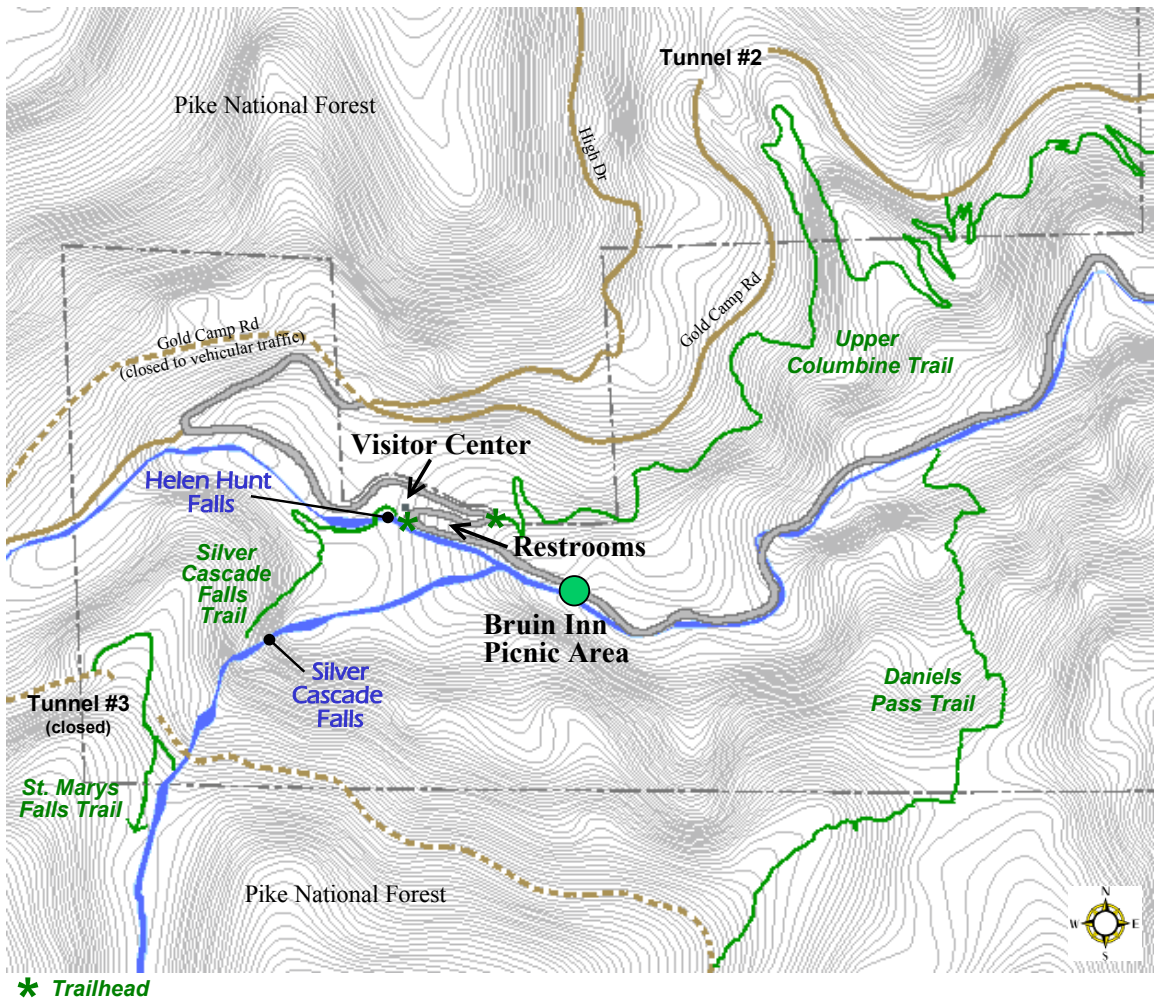
BY AREA





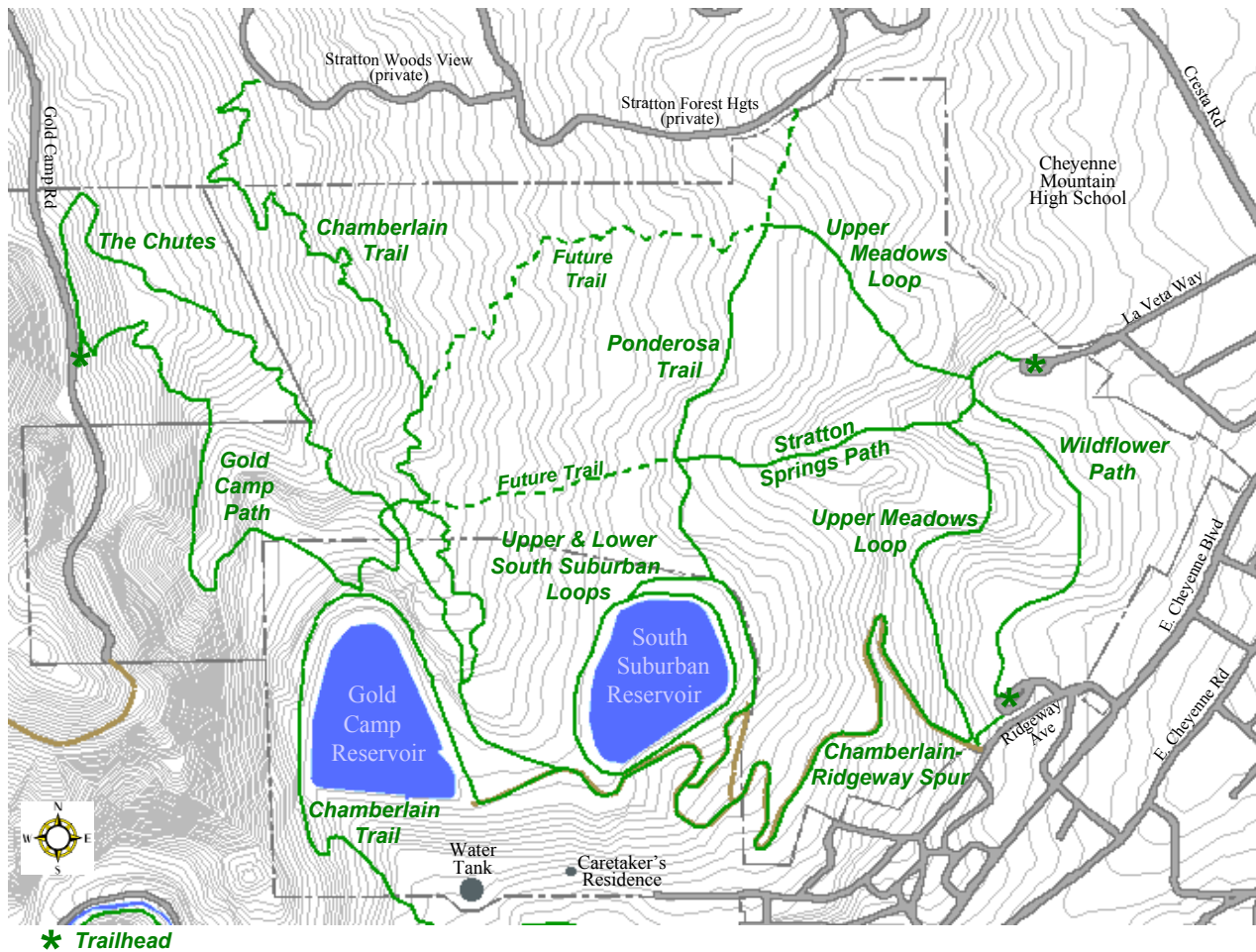
# UPPER CAÑON

BY AREA



# STRATTON OPEN SPACE

BY AREA



# AESTHETICS

## ***Conservation Summary:***

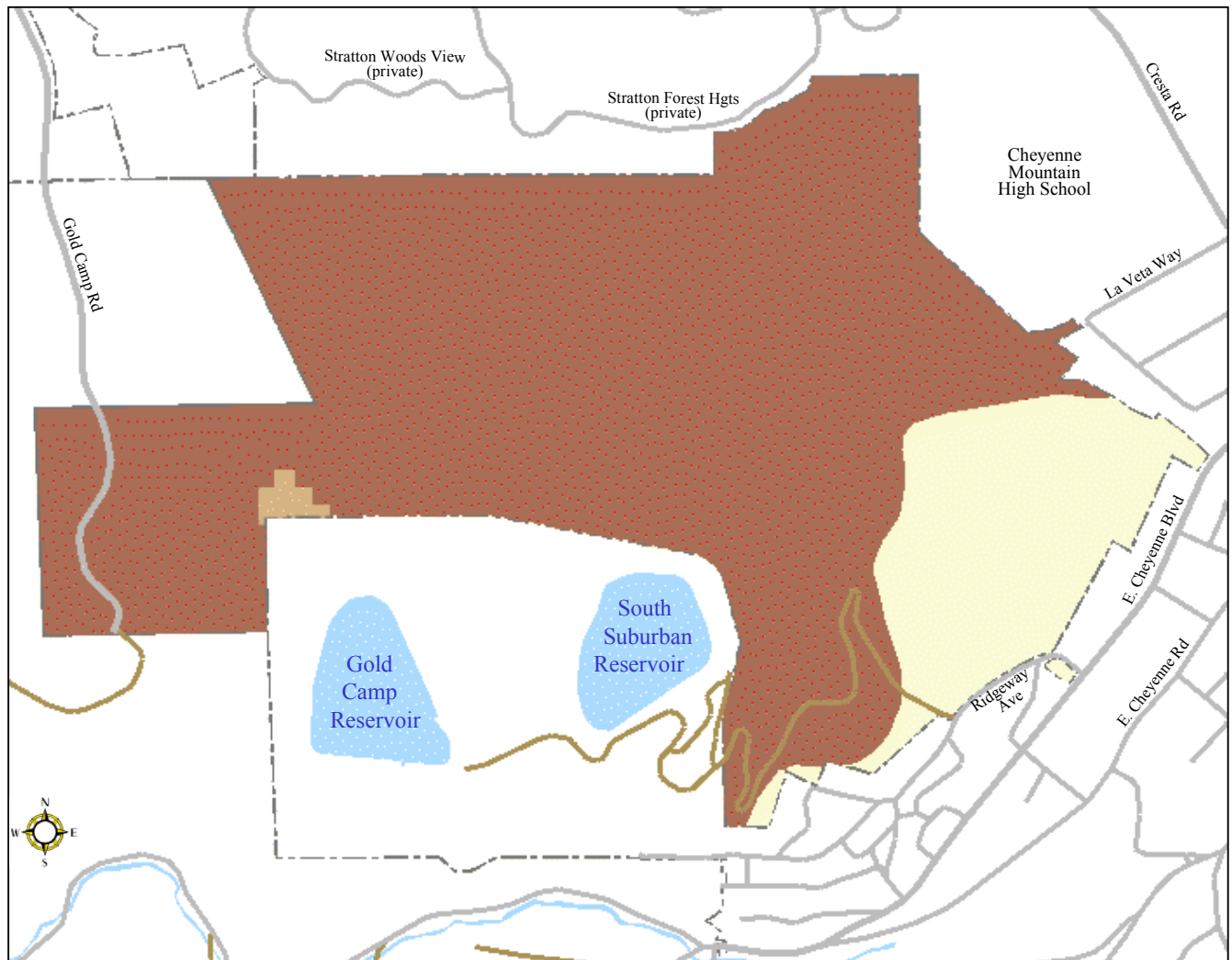
The objective of this analysis is to delineate and protect areas of natural scenic beauty. This includes views and view corridors both within and outside of the park, as well as the scenic and geological features within the park. Information utilized in this analysis was obtained from on-site field inspections and aerial photography.

## ***Legend:***

**Light:** Average visual quality. Areas where the natural beauty and the aesthetic quality of the landscape is considered average.

**Medium:** High visual quality. Areas where the natural beauty and the aesthetic quality of the landscape is considered high.

**Dark:** Outstanding visual quality. Areas where the natural beauty and the aesthetic quality of the landscape is considered outstanding.



# EXISTING CULTURE

## ***Conservation Summary:***

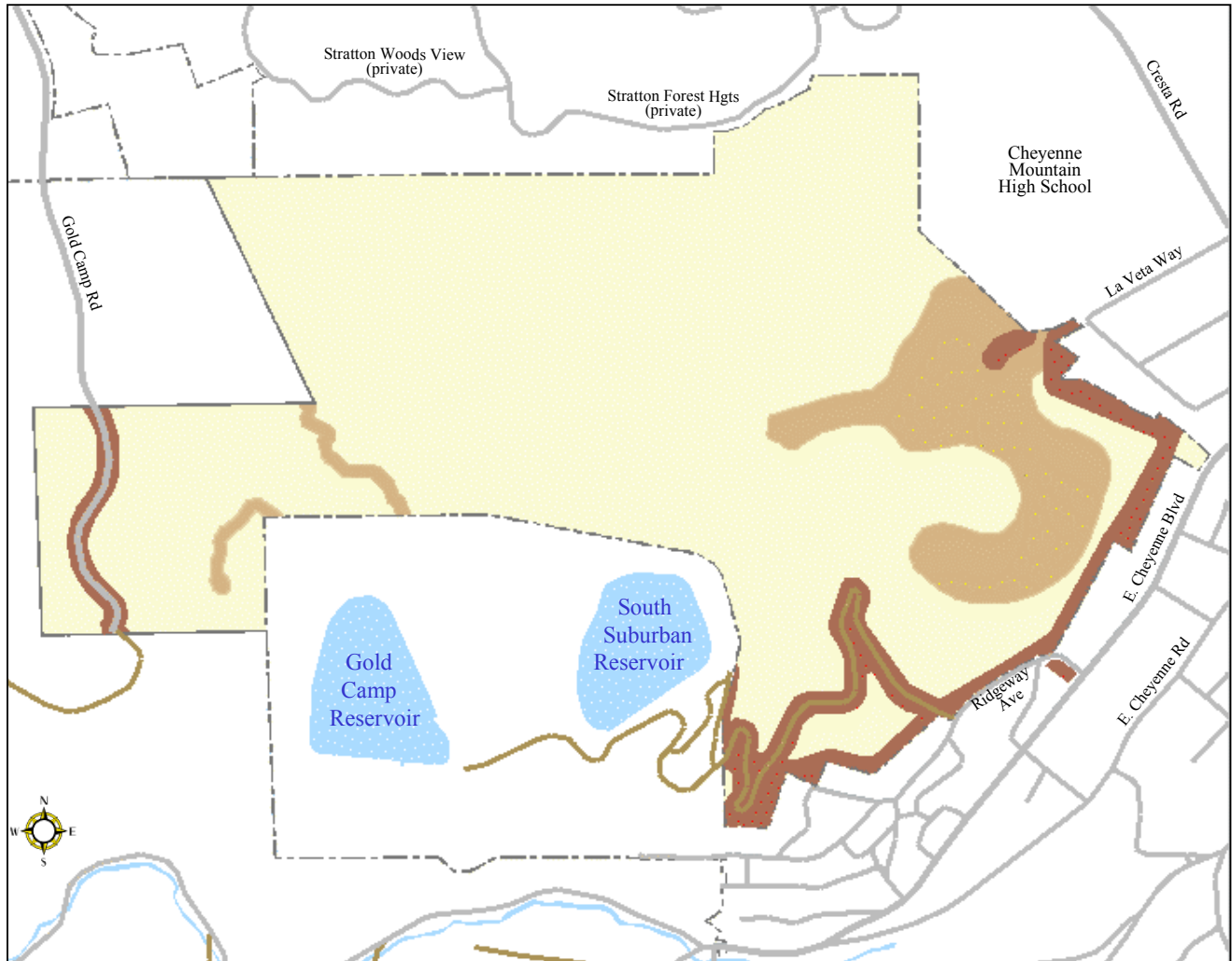
The objective of this analysis is to delineate areas that are influenced by existing development or existing recreational uses.

## ***Legend:***

**Light:** No development impact.

**Medium:** Minor development impact.

**Dark:** Major development impact.





# VEGETATION

## ***Conservation Summary:***

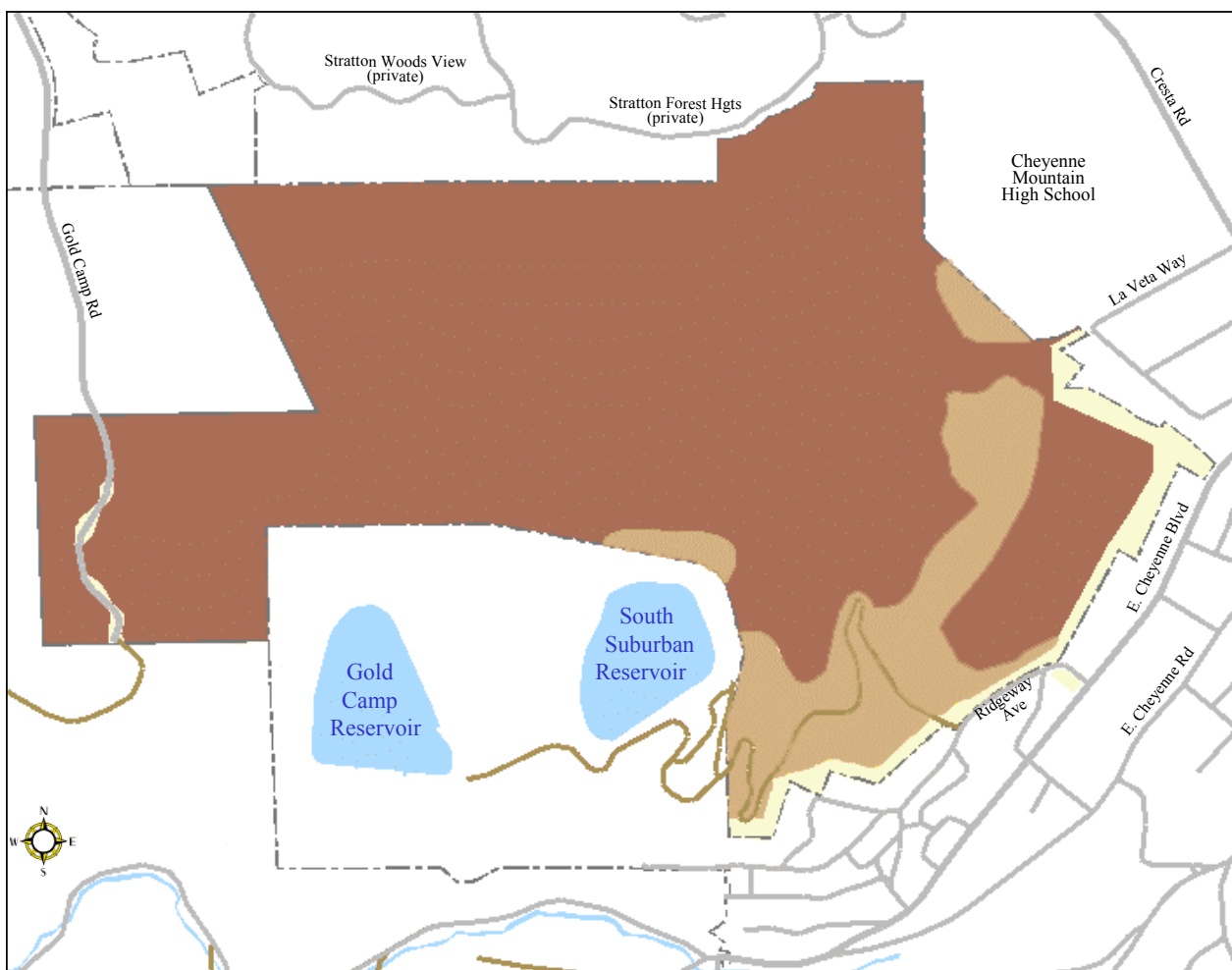
The objective of this analysis is to delineate and protect the more valuable and fragile individual plant species and plant communities within the park. Information utilized in this analysis was prepared by Christopher West and the Broadmoor Garden Club, and was obtained from on-site fieldwork where communities were sampled by establishing plots in which all plant species were listed and abundance estimated. A map of plant communities was made and used to produce this values map. A species list was also compiled and can be referenced in the appendix.

## ***Legend:***

**Light:** Low quality of vegetation. Severely disturbed areas, or areas where the vegetation is largely composed of non-native or weedy species.

**Medium:** Average quality of vegetation. Areas of native species mixed with non-native species. Areas with a moderate risk of erosion. Areas with plant communities that are common in the park.

**Dark:** High quality of vegetation. Areas of predominantly native species. Areas with a greater risk of erosion due to bedrock, slope, or soil type. Areas with plant communities that are uncommon in the park.



# WILDLIFE

## ***Conservation Summary:***

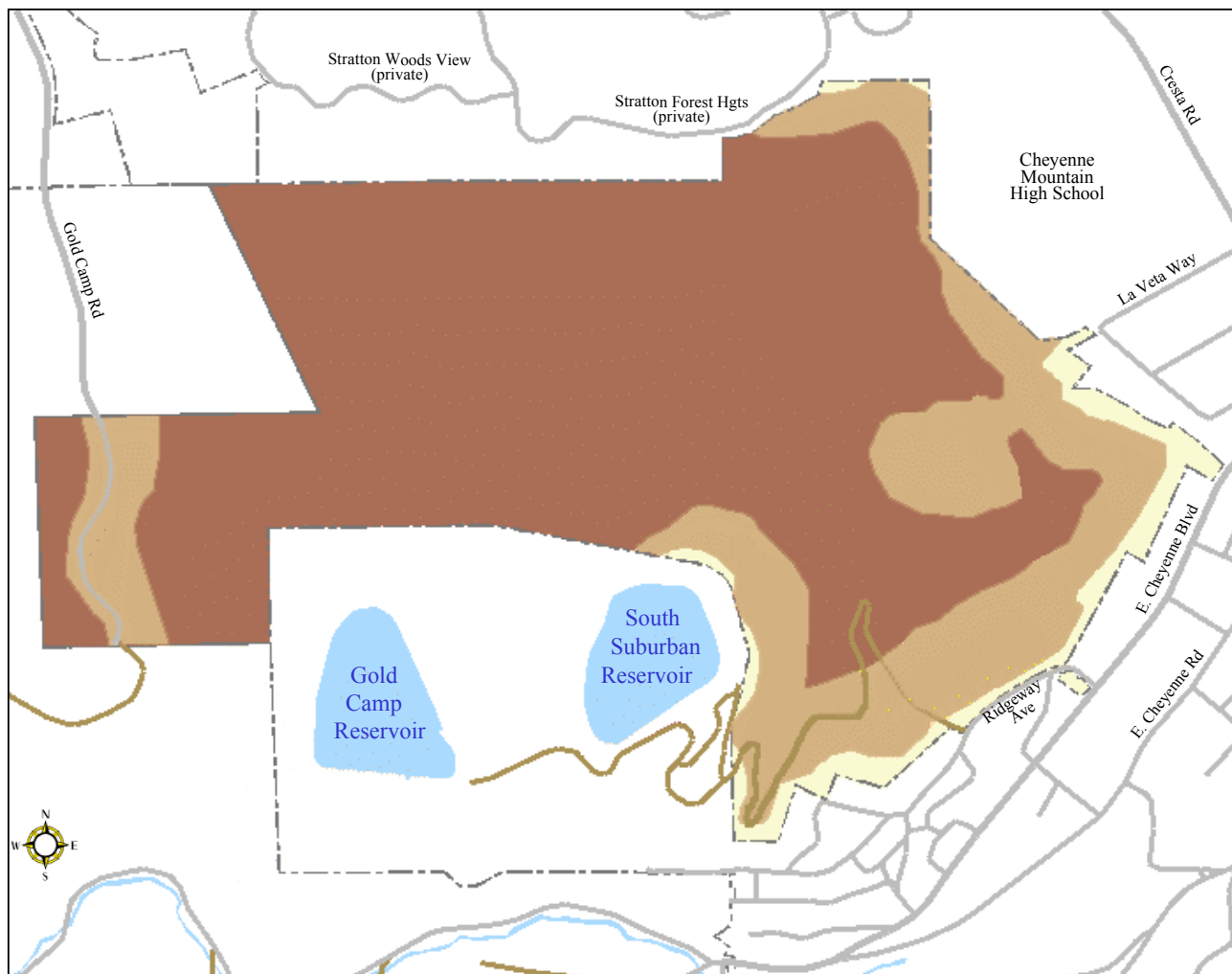
The objective of this analysis is to delineate and protect the local fauna by preserving the habitat necessary to support the population. Information utilized in the analysis was prepared by Kolb, Haven, N. A. Anderson, and R. G. Beidleman. Information was obtained from on-site field research and interviews. Information considerations include diversity and abundance of species, abundance and quality of food supplies, and availability of shelter sites.

## ***Legend:***

**Light:** Low concentration of wildlife due to habitat restrictions and nearby human land use.

**Medium:** Moderate concentration of wildlife due to habitat restrictions and nearby human land use.

**Dark:** High concentration of wildlife due to habitat and lack of nearby human land use.



# CONSERVATION SERIES COMPOSITE

## ***Conservation Summary:***

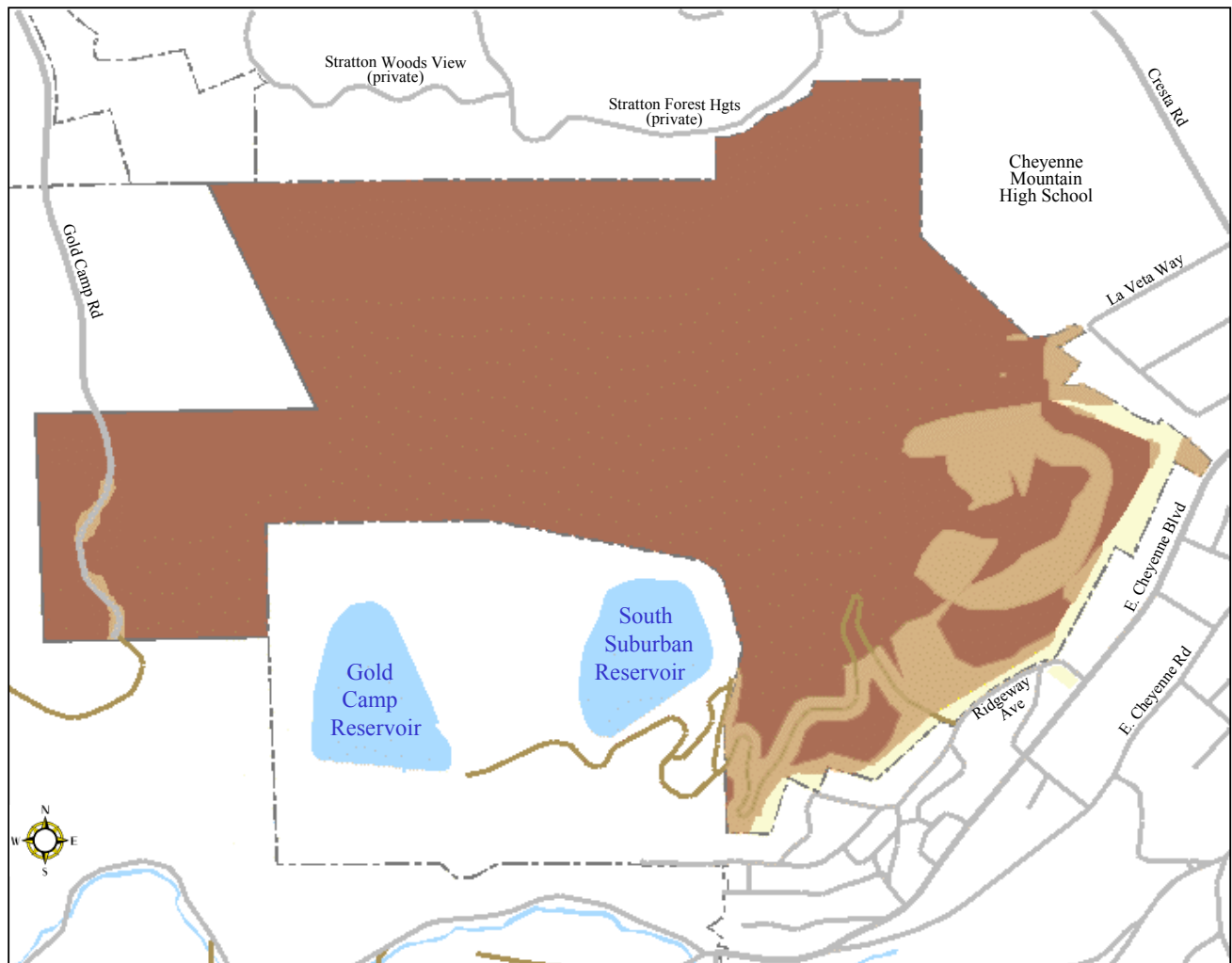
The Conservation Series Composite illustrates the values derived from superimposing the four conservation series maps onto each other. The darkest areas are locations, which are most important to conserve environmentally, and where development would be undesirable or prohibited. The lightest areas are locations, which could be considered for development with the least impact environmentally to the park.

## ***Legend:***

**Light:** Low environmental impact.

**Medium:** Moderate environmental impact.

**Dark:** High environmental impact.



# GRADIENTS

## ***Conservation Summary:***

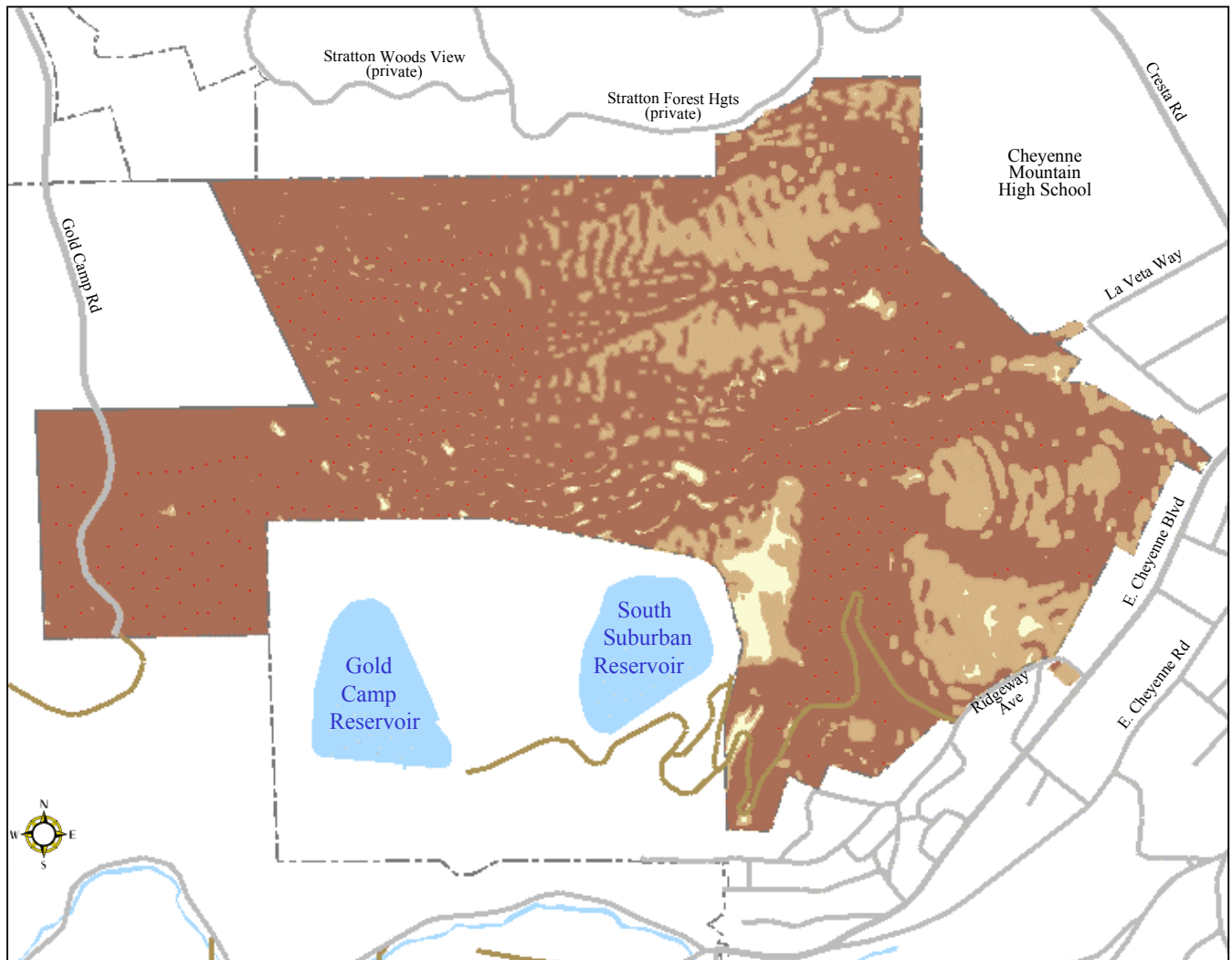
The objective of this analysis is to illustrate the varying degrees of slope throughout the park in order to delineate which areas are most vulnerable to development. Information utilized in this analysis was obtained from current contour maps of the park.

## ***Legend:***

**Light:** 0-5% slope, which is most suitable for development.

**Medium:** 5-10% slope, which is satisfactory for development, but which may require significant site work.

**Dark:** 10% slope and greater, where development would be costly with substantial site work.





# HYDROGRAPHY

## ***Conservation Summary:***

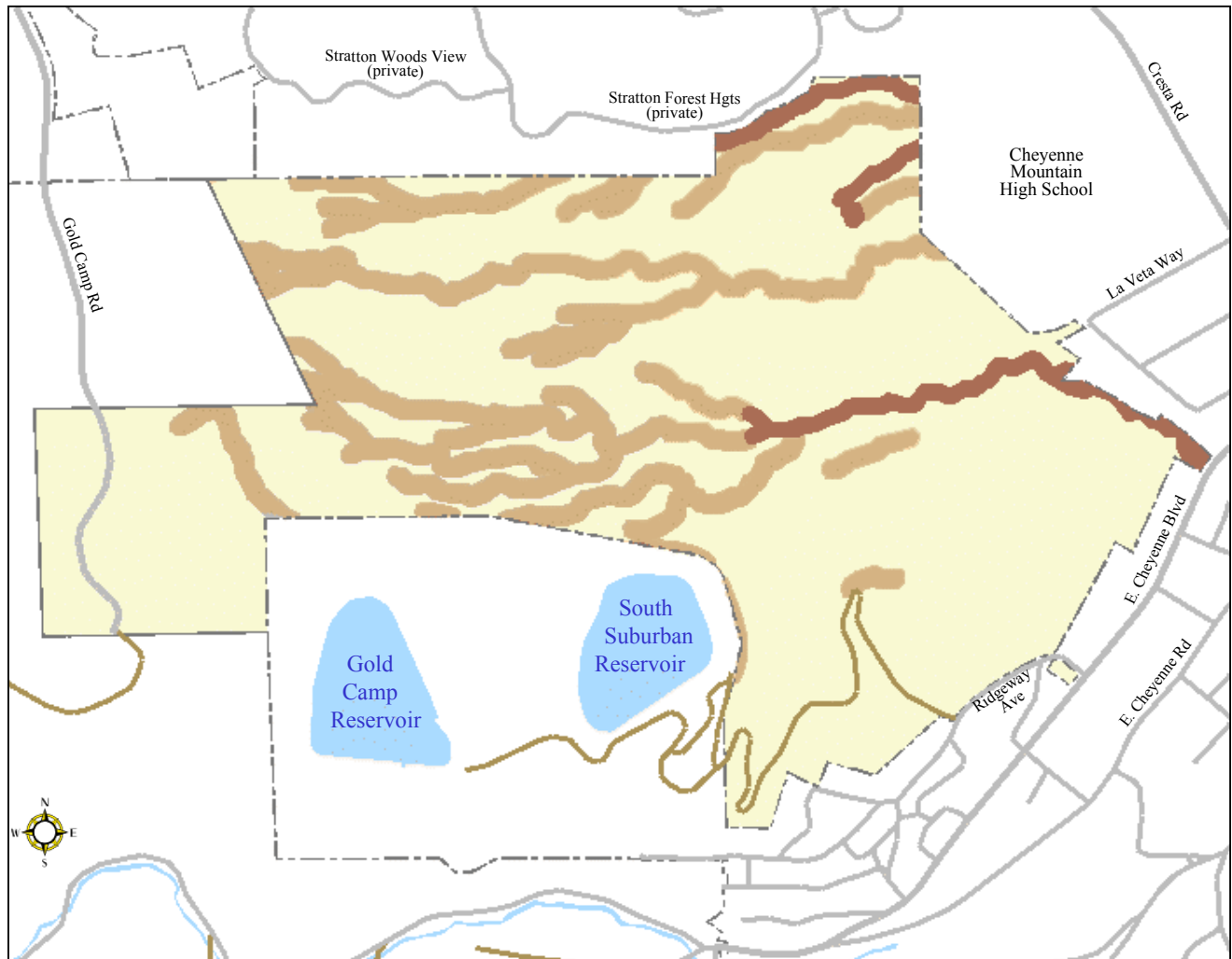
The objective of this analysis is to delineate areas that are vulnerable to floodwater within the park. Most of the drainage areas are dry much of the time, and are only impacted from local rain or snow-melt events. Information was obtained from on-site field inspections and current drainage maps of the park.

## ***Legend:***

**Light:** Little or no floodwater impact.

**Medium:** Minor floodwater impact. Local rain events could impact areas as waters begin to collect in drainage basins.

**High:** Moderate to heavy floodwater impact. Local rain events could impact areas as waters collect in drainage basins and join in lower areas.



# SOILS

## ***Conservation Summary:***

The objective of this analysis is to delineate the park's suitability for development based on the United States Soil Conservation Service (USSCS) survey of the park completed and approved in 1975. The various soil types found throughout the park are grouped into three classifications based on such criteria as fertility, erosion potential, permeability rate, depth to shale, frost action potential and shrink/swell potential.

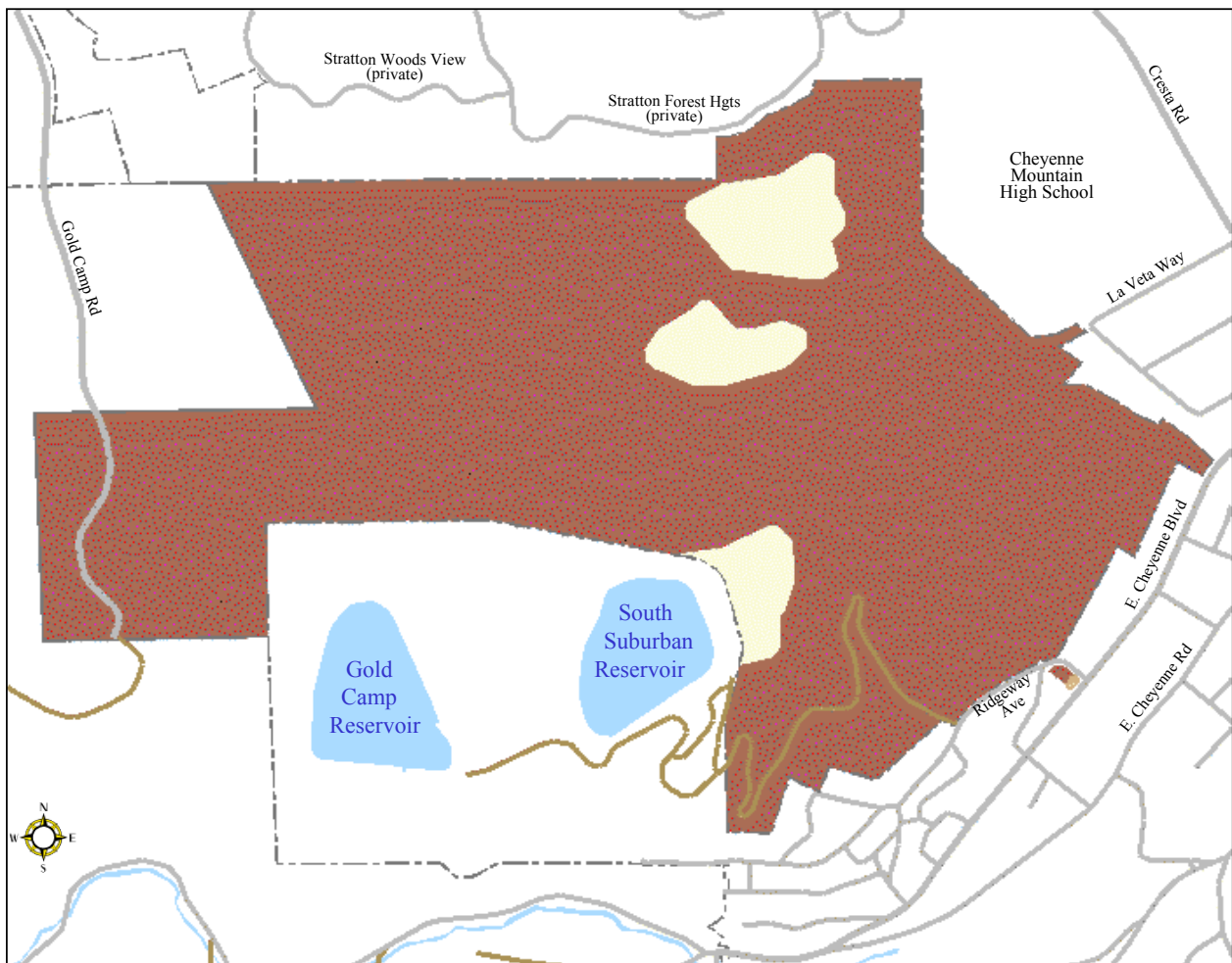
## ***Legend:***

**Light:** Slight development limitations. Includes USSCS Series 13 soil: Bresser Sandy Loam, 5 to 9 percent slopes.

**Medium:** Moderate development limitations. Includes USSCS Series 16 soil: Chaseville gravelly sandy loam, 1 to 8 percent slopes.

**Dark:** Severe development limitations. Includes USSCS Series 17 soil: Chaseville gravelly sandy loam, 8 to 40 percent slope; Series 18 soil: Chaseville-Midway complex; and Series 46 soil: Kutler-Broadmoor-Rock outcrop complex, 25 to 90 percent slopes.

(See appendix for soil details from the Soil Survey).



# SOIL EROSIONABILITY

## **Conservation Summary:**

The objective of this analysis is to delineate areas vulnerable to flowing water and slope erosion based on the following erosion characteristics:

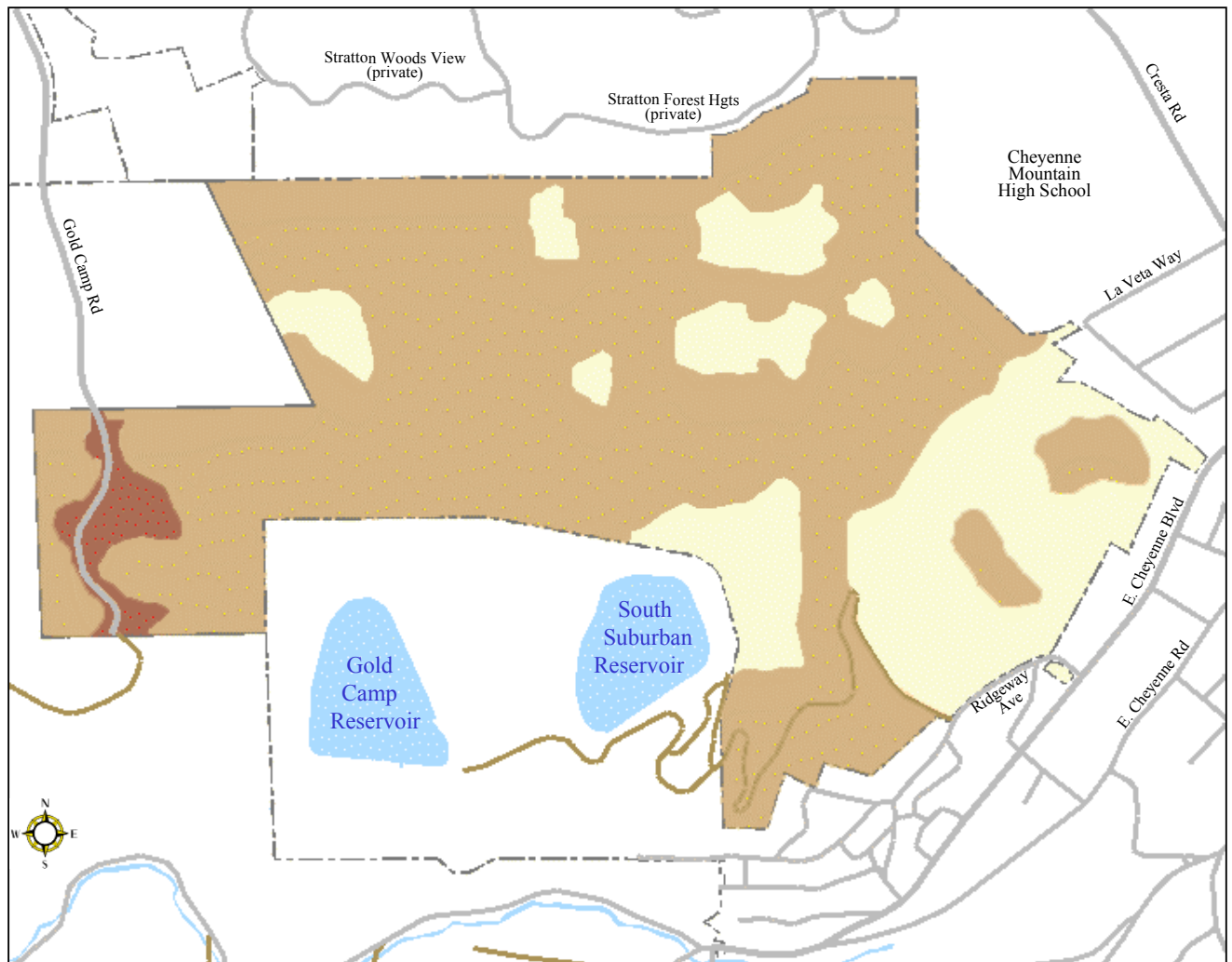
1. Existing vegetative cover.
2. The soils hydrological group classification.
3. Permeability rate.
4. The soils “K” value (erodibility factor).
5. The steepness of the slope.

## **Legend:**

**Light:** Low erosion potential due to high vegetative cover, relatively flat topography, a quick permeability rate, and a favorable soil composition.

**Medium:** Moderate erosion potential due to a moderate vegetative cover, inclined topography, a moderate to slow permeability rate and a less than favorable soil composition.

**Dark:** High erosion potential due to low vegetative cover, steep topography, a very slow permeability rate, and unfavorable soil composition.



# DEVELOPMENT SERIES COMPOSITE

## ***Conservation Summary:***

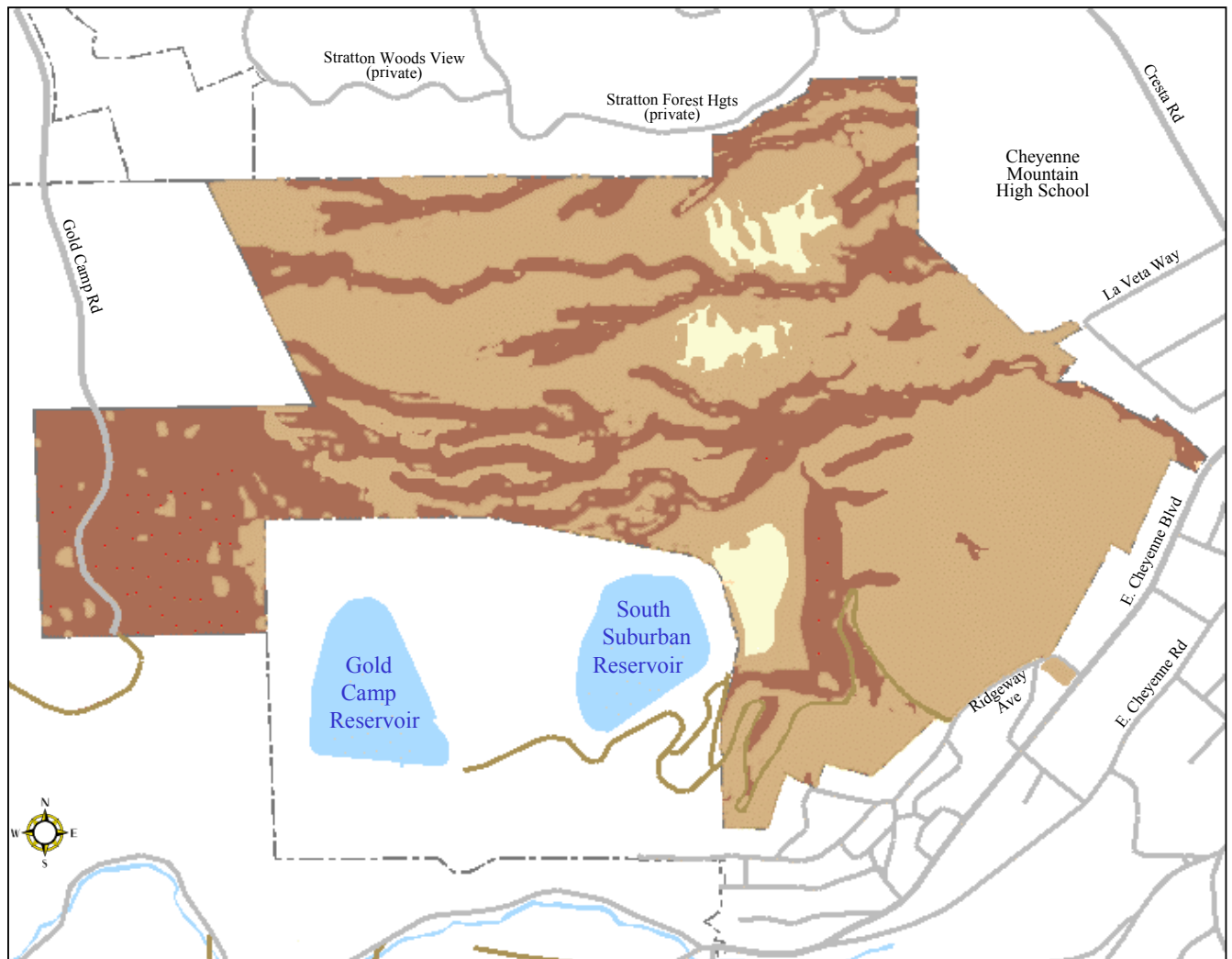
The Development Series Composite illustrates the values derived from superimposing the four development series maps onto each other. The darkest areas are locations, which are most difficult to develop, and where development would be undesirable. The lightest areas are locations where there are low developmental constraints, and therefore could be considered for development.

## ***Legend:***

**Light:** Low developmental constraints.

**Medium:** Moderate developmental constraints.

**Dark:** High Developmental constraints.



# COINCIDENTAL VALUES COMPOSITE

## ***Conservation Summary:***

This composite illustrates the values derived from superimposing the four development series maps with the four conservation series maps to identify and delineate the least sensitive to the most sensitive areas of the park for development based on all of the criteria established for each map.

## ***Legend:***

**Light:** Low constraints.

**Moderate:** Moderate constraints.

**Dark:** High constraints.



North Cheyenne Cañon Road  
*(Courtesy of the Pikes Peak Library)*

## ***SITE INVENTORY***





# ***SITE INVENTORY***

North Cheyenne Cañon has a long history of change including improvements of roads and trails, construction and removal of structures, enhancement, and sometimes even deterioration and vandalism, of facilities and natural features. Design guidelines for the built environment of North Cheyenne Cañon are critical to the quality of the park. The park was initially purchased by the City to ensure for its citizens the valuable natural resources the park holds. For this same reason it is important to establish guidelines for the park. North Cheyenne Cañon has the potential to be a high quality physical and sensory environment.

The area will undergo significant change in the next several years. The Starsmore Discovery Center is located at the mouth of the canyon. This facility makes an initial impression on visitors to the canyon. The historic Starsmore House features several displays and exhibits, which introduce the park visitor to the canyon. The facility includes the Starsmore House, picnic areas, trailheads, interpretive exhibits, parking, etc., most of the elements, which one may encounter in the park. Many other changes are planned to occur in the park as the implementation of the park Master Plan takes place. The importance of a clear design program is critical.

## **THE BUILT ENVIRONMENT**

### **ROADS**

Today three roads access North Cheyenne Cañon Park. The primary access road is North Cheyenne Cañon Road. This paved road is the main entrance to the park. The road has two lanes and no curb and gutter. The natural landscape is directly adjacent to the pavement edge except where stone retaining walls have been built next to the road. This gives North Cheyenne Cañon Road a rustic appearance.

Lower Gold Camp Road, via 26<sup>th</sup> Street, is a gravel road, once the bed for the Short Line Railroad. This road accesses the park from the north. Upper Gold Camp Road is the old Short Line Railroad bed west of the intersection of Lower Gold Camp Road and North Cheyenne Cañon Road. It serves primarily as an exit from the park, providing a scenic mountain drive to Cripple Creek, Colorado. Gold Camp Road is a rustic, gravel, mountain road with interesting historic importance.

There are three types of guardrails used in the canyon. There are typical W-beam guardrails, Jersey barriers,

and several areas where metal bumper stops serve as guardrails and discourage parking. Gates are used in areas where traffic needs to be controlled, i.e. the entrances to High Drive and Upper Gold Camp Road. These gates are metal and can be shut and locked if the road is seasonally closed, unfit to drive, or for any other reason.

There are also several road delineators used throughout the canyon. Generally, they are large boulders set to define or, depending on where they are placed, to discourage parking. Also, as described before, there are metal bumper stops that serve as road delineation. A new block wall and split rail fencing are used to define and delineate the roadway and off street parking from a path and picnic area below Helen Hunt Falls.

Vehicular bridges in the canyon are primarily stone and concrete. Many are in disrepair. Numerous stones have fallen off over the years.

Retaining walls along the roadway are all stone and mortar or simply dry stacked and battered back against the slope. Many are in need of repair, but for the most part they are visually appealing and fit well into the canyon's surroundings.

Culverts and drainageways along the road have been lined with stone and in some cases have been built in conjunction with roadside retaining walls. This technique has blended them into the landscape well, and they have little visual impact.



Roadside retaining wall with "Bruin-Inn" in rocks



Roadside signage in North Cheyenne Cañon varies in terms of colors, materials, and configuration. Compliance to the Colorado Springs Parks, Recreation & Cultural Services Sign Manual has, however, provided a good deal of continuity in entry signage and some of the trailhead signage. Typical traffic signage i.e. stop signs and speed limit signs, occur throughout the park and are generally mounted on steel posts.

## PARKING AREAS

There are three types of parking areas in North Cheyenne Cañon Park. They provide visitors with the opportunities to stop and view scenic features, hike trails, deal with car problems, or visit picnic areas. The largest of these are the parking areas at the Discovery and Visitor Centers. These parking lots are paved or graveled and delineated by large stones, metal bollards, metal bumper stops or stone retaining walls. Parking areas and vehicle pull-offs also occur at trailheads in the park. These areas are gravel and range from those which are bound by stone retain walls (Mt. Cutler Trailhead) to those which are barely distinguishable from the road (Captain Jack's Trailhead). Parking is also provided next to the road to accommodate picnic areas throughout the park. These pull-off parking areas are delineated with large stones, prefabricated block walls, or nothing more than the edge where the gravel meets the natural landscape.

## TRAILS

As discussed earlier, North Cheyenne Cañon Park has four main trails. Columbine Trail is the most prominent park trail and runs from the base of the park three miles up to Helen Hunt Falls. Here another trail, called St. Mary's Falls Trail, continues on the Silver Cascade Falls and eventually to St. Mary's Falls (not in the park). The entire length of the trail is 1 ¾ miles by only ½ mile is actually in North Cheyenne Cañon Park. Mt. Cutler Trail is a mile long and runs from the Mt. Cutler trailhead, about halfway up the canyon, to the summit of Mt. Cutler. A popular multi-use trail exists in the



North Cheyenne Cañon Bridge

park. It is called "Captain Jack's Trail," and is termed a "multi-use" trail because it is very popular for many uses including: hiking, mountain biking, motorcycling, and horseback riding.

All of the trails are formed on indigenous decomposed granite. Steps along the trails consist of logs, square timbers or stone. Railings are used for safety and to keep people out of heavily eroded, protected, or newly revegetated areas. Railings consist primarily of split rail fencing, but there are also a few stonewalls that serve this purpose. These are stone, metal, and wooden footbridges that cross North Cheyenne Creek in various locations along the trails. Adjacent to trails are several different types of retaining walls. Primarily, the retaining walls are log or stone but some are wooden boards supported by metal stakes. Many of the retaining walls along trails are in serious need of replacement or repair. Older culverts or drainageways have been lined with stone, but some newer steel culverts have been left exposed. For example, on the trail from Helen Hunt Falls to Silver Cascade Falls there is a culvert that protrudes approximately four feet out from the trail. This culvert is particular has made this portion of the trail very unsightly.

## PICNIC AREAS

Picnic areas are located throughout the park, often secluded from the road by trees and the stream. Picnic tables and barbecue pits are provided at the picnic sites as well as trash receptacles. The picnic areas range in size. Some areas have only one table to accommodate a single small group. Other areas have many tables for several groups or larger groups. Some of these large areas also have shelter pavilions and restrooms and some require reservations for their use.

Currently, the standard picnic table has a wooden table and benches and is anchored to the ground by a black metal pedestal, which also connects the benches to the table (see Appendix X for specifications). There is also a standard black barbecue grill with a black metal pedestal. Trash receptacles are 55-gallon industrial drums, without lids, which are painted brown.

## POINTS OF INTEREST

There are many points of interest throughout the park. The most prominent of these are Helen Hunt Falls and Silver Cascade Falls. These two areas are the only two areas in the park that are addressed as focal points. They are also the only areas that provide gathering spaces for people to enjoy them. For example, Helen Hunt Falls has a visitor center and Silver Cascade falls has stone overlook walls, seating walls, and interpretive signage describing vegetation and wildlife found in the park.

Other prominent points of interest with little or no public gathering space or signage include the summit of Mt. Cutler, the Ute Pass Fault, and the White Fir Botanical Reserve. These are also a vast number of rock formations, overlooks, and historically significant areas in the park, which are not identified as focal points.

A number of concrete water utility structures, which are not aesthetically pleasing but are of historical significance, also exist in the park. These structures are owned by the Colorado Springs Utilities Water Department and are located along North Cheyenne Creek. They serve various functions in providing water to southwest Colorado Springs. Although unsightly, they frequently spark interest in the passing motorist or biker.

### **STARSMORE DISCOVERY CENTER / HELEN HUNT FALLS VISITOR CENTER**

The Starsmore Discovery Center is the new North Cheyenne Cañon orientation and visitor center and is located at the terminus of Cheyenne Boulevard where North Cheyenne Cañon Road and South Cheyenne Cañon Road meet. The center will consist of the recently relocated historic Starsmore House and various interpretive trails, exhibits and picnic grounds. The exterior of the Starsmore House is primarily stone, as are many of the proposed elements throughout the Starsmore Discovery Center grounds.



Helen Hunt Falls Visitor Center

The Helen Hunt Falls Visitor Center, originally called the “Cub,” is located at Helen Hunt Falls. It is a small, flat roof structure with large log walls. The entire structure is painted dark brown. The Cub is an information stand with vending machines and various nature books, calendars, and visitor items. It also serves as a first aid station and gathering place for

interpretive programs and nature hikes. The Cub is open to visitors seasonally.

### **RESTROOMS**

There are four existing restrooms in the park, three are near the mouth of the canyon and one is adjacent to the Cub. The restroom adjacent to the Cub is constructed of a light log kit type siding with a reddish-rust metal-pitched roof and doors. The other three restrooms are concrete block, two of which are painted a pinkish buff, and the third a dull yellow. These restrooms all have flat roofs.

## **HISTORICAL AND CULTURAL RESOURCES**

Although many of the historical elements in North Cheyenne Cañon Park have been removed, destroyed, or forgotten over the years, there are still some significant historic and cultural resources. The Starsmore Discovery Center is the hub for historic and cultural information about the park. The Starsmore House is a historic structure and the location where it sits today was once the location of the caretaker’s house. The site included a barn and water tower. The barn burned down in the 1960’s and the water tower is now located at the Rock Ledge Ranch Historic Site.

The Cub at Helen Hunt Falls is also a very important historical resource. It was the curio shop for the old Bruin Inn when the Inn was a restaurant and tourist attraction. The Bruin Inn burned down in 1957. The Cub and an adjacent retaining wall with the words “Bruin Inn” placed in white stone on the wall are the only existing reminders that the Bruin Inn once stood in the vicinity.

The amphitheater, which will be removed for safety, liability, and aesthetic reasons, is another historic site. Its main function was for cold weather mountain command training for the army during World War II. It later became a tourist attraction featuring Fort Carson rock climbing exhibitions.

Other historical sites in the park include an area where William Palmer built a shelter house. This house was located approximately where the main road crosses the Columbine Trail. There was also a blacksmith’s shop in the south canyon area, though no remains exist at either of these sites.

# NATURAL FEATURES

## LANDSCAPE

Inventories of the flora and fauna found in North Cheyenne Cañon have been conducted for the Park and Recreation Department in the past. Following is a summary of the vegetation (flora) which exists in the canyon.

The common varieties of evergreen trees found in the park include Ponderosa Pine, Yellow Pine, Pinon Pine, Blue Spruce, Douglas Fir, and Cedar. Deciduous trees and shrubs in the canyon include Narrowleaf Cottonwood, Quaking Aspen, Scrub Oak, and Peachleaf Willow. Yucca, Mountain Mahogany and Common Chokecherry can also be found according to their mature White Fir trees is located on the south side of North Cheyenne Creek across the road from the amphitheater. Native grass cover is sparse and consists of Wheatgrass, Sideoats Grama, Needle-and-Thread, and Little Bluestem. A wide variety of wildflowers are found in season, including rare varieties of native orchids. Poison Ivy can also be found throughout the park. Many types of native vegetation abound in the canyon. Both the foothills life zone and the montane life zone are represented by the plant life in North Cheyenne Cañon Park.



Cheyenne Cañon Ponderosa Pine Trees  
(Courtesy of Parks, Recreation & Cultural Services)

## GEOLOGICAL CHARACTERISTICS

All but the lower ½ mile of the canyon is characterized by bold masses of Pikes Peak Granite. It intrudes forming the rock base of Helen Hunt Falls and Silver Cascade Falls. The Ute Pass Fault is approximately ½ mile up the canyon from the park entrance. This marks a very definite zone between the Pikes Peak Granite and Sawatch sandstone. Sawatch sandstone is the only formation characteristic of the mouths of both North Cheyenne Cañon and South Cheyenne Cañon. The eastern end of the canyon, past the mouth, is mostly Pierre Shale. This shale is the bedrock for Colorado Springs.



Cheyenne Cañon Quartz  
(Courtesy of Parks, Recreation & Cultural Services)

## LANDFORMS

Mt. Cutler and Mt. Muscogo are the largest landforms in North Cheyenne Cañon. The summit of Mt. Muscogo is the highest point in the park. The most popular landforms in the park are Helen Hunt Falls, Silver Cascade Falls, and of course, North Cheyenne Creek. There are also the Bridal Veil Falls located in the “narrows” which is where the canyon is so narrow that the canyon walls rise directly up from the road and creek. Visitors cannot see these falls from the road at the narrows, but views can be seen from a portion of Gold Camp Road. Another prominent feature near the narrows is a rock formation called “Sitting Bear” located west of the rock climbing area at the amphitheater. Other landforms and features, which have earned names over the years, include Longfellow’s Monument, the Pillars of Hercules, Washington’s Profile, and the Sitting Turkey.





## ***MASTER DEVELOPMENT PLAN***





# MASTER DEVELOPMENT PLAN

## LOWER CAÑON RECOMMENDATIONS

- ***Develop a trail from the Starmore Discovery Center to the Stratton Open Space.***

Currently there is no formal trail link to the Stratton property. The property has newly been identified as part of the North Cheyenne Cañon Park system.

The new trail should include both directional and informational signage to delineate the trail and provide background into the history of the Stratton property purchase and landscape ecology. The alignment should respect natural landscape features and topography to minimize erosion. The alignment should also be clearly marked and logical directed to prevent destruction of natural features and vegetation along the trails. The important new trail connection should also be considered a multi-use trail that provides for a broad base of user types and physical abilities.

- ***Reduce access points, parking and the number of tables in the south Cañon picnic area.***

Excessive access points distract the user from the natural experience of the park. Parking and an excessive number of tables in any one area can function in that way. Because this section of the park is narrow and linear, it requires a careful placement of picnic areas to reduce the visible impact caused by many users.

By delineating individual picnic areas, each becomes a defined space with an individual sense of space and privacy. Trail access should be limited, usually by allowing access only by way of the nearest parking area. This reduces the number of users passing by, and limits the picnic area to those who find spaces in the parking area.

- ***Revegetate south picnic area and upgrade restroom.***

Picnic areas are probably the most heavily used areas in the park. This is particularly true when considering the south picnic area. It is important that the picnic areas are properly defined within the natural setting.

Individual picnic areas need to be defined from one another to give each area its own sense of space and

privacy. Particularly important is the delineation of the picnic areas from the road, parking and trail accesses to prevent the picnic areas from expanding into parking areas.

With proper delineation, site work to revegetate disturbed areas can be implemented. The goal is to re-establish native grasses and under-story plant material to protect the site from further erosion and restore the users natural setting. Acceptable delineation techniques are detailed in the *North Cheyenne Cañon Design Guidelines* (1987). Typical delineation would include boulder groupings, fixed picnic tables and barbecue grills, and signage. All amenities should be sensitive to the natural environmental settings and adjacent park facilities.



Yucca and vegetation

- ***The east park entrance is used year round and lacks restroom facilities during the winter months.***

The parks use in winter from hikers, bicyclists, and other outdoor enthusiasts creates the need for a year round restroom facility.

The existing facilities should be upgraded and maintained to allow for year round year use. The facility improvements should include architectural standards outlines in the North Cheyenne Cañon Guidelines (1987).

- ***Providing needed playground areas for children at the east entrance of the park.***

A playground area near the entrance of the park would enhance the experience of the Starsmore Discovery Center programs, delineated an activity area, reducing site erosion and bringing more users to the park.

The playground area should be sited in conjunction with the entrances to the Discovery Center and integrated into the natural topography and vegetation. The play area materials should reflect the natural character of the park.

The playground activities could mimic the themes found in the Discovery Center or in the park. An example could be a hands-on exhibit of differing geologic forms, wildlife habitats and creek environment. The site should be clearly delineated from parking, drives, trails, and creek edges, providing a safe play area and protecting the surrounding area from further erosion.

- ***Add a trail through Strawberry Hill area.***

Currently this area lacks a formal park trail, which could make an important connection to the Strawberry Hill area.

By designating a trail route, erosion can be controlled more effectively, while the natural qualities of the area are more protected. Additionally, steps and railings can be added where safety and convenience require.



Cheyenne Cañon scene

- ***Close Mesa (Lower Columbine) picnic area to vehicles.***

The inclusion of cars at the Mesa picnic area is unnecessary due to its close proximity to the existing parking facilities at the Starsmore Discovery Center. The area suffers from overuse and too much access.

## MIDDLE CAÑON RECOMMENDATIONS

- ***Repair, reroute and widen hazardous and eroded sections of the Mt. Cutler Trail.***

The existing Mt. Cutler Trail has sections of trail, which are in disrepair. These sections should be amended to ensure the safety of the users, while preventing further trail destruction and erosion.

Where needed the use of stone or wood steps should be used to mitigate existing erosion problems, and in areas where there is high traffic. In areas where existing vegetation has been severely damaged, the trail should be re-routed in order to encourage re-establishment of those areas.

- ***Develop a trail that connects Mt. Cutler trail to the Mid-Columbine trail.***

Currently the Mid-Columbine trail lacks a southern extension, where connection to Mt. Cutler would be appropriate.

It is possible to connect the two trails through a link at the Mt. Cutler Trailhead. This connection would involve crossing Cheyenne Cañon Road. A visual and textural treatment should occur at this crossing. Trail users can then see where to cross and vehicles are alerted to possible pedestrians at this point in the road.

- ***Repair and widen switchbacks along the Mid-Columbine trail.***

The Mid-Columbine trail is a well-loved Cañon resource. Erosion of the Mid-Columbine trail switchbacks has occurred leaving the trail narrow with unsafe footing.

Widening and repairing of trail erosion problems along the Columbine trail requires further edge delineation and retaining. Switchbacks should include additional retaining (rock & timbers) and grading to provide safe footing and mitigate against further run off erosion.



- ***Develop a dual trail system along the Mid-Columbine trail that would accommodate both bikers and hikers.***

The differing speeds with which bikers and hikers use the trail cause tension and accidents between both groups. By creating two separate trails, each user is free to proceed at their individual pace.

Effective signage is critical in delineating trails for hikers vs. bikers. Directional trail signage should reflect a consistent signage package throughout the park. Clear markings that signal “bicycle use only” or “pedestrian use only” are important.

## UPPER CAÑON RECOMMENDATIONS

- ***Require parking improvements at Helen Hunt Falls.***

Parking areas should be clearly delineated so visitors can safely use them. There should be an edge between the parking area and the landscape with a barrier to keep cars from damaging the natural resources. This also prevents the parking area from expanding into the natural areas as well.



Helen Hunt Falls Parking Lot and Falls

- ***Restrooms improvements at Helen Hunt Falls.***

The facilities are showing signs of years of use and no longer are meeting the needs of the increased number of users. The existing restroom structures also fall outside of the recommendations for unified natural materials and colors noted in the historic guidelines.

The facilities should be expanded to provide for a greater number of users. The improvement will also require a study of the facilities waste treatment limitations. The improvement should also include the renovation of the structure’s exterior appearance. The restroom facilities at Helen Hunt Falls should be

amended to match the park’s standards. The wood should be re-stained and the roof and door finished to standard colors representative of the park’s character. The facility could replace or be incorporated into a new visitor center.

- ***Develop a short trail from Helen Hunt Falls parking to the Upper-Columbine trailhead.***

Safe pedestrian access and circulation is an important objective in the continued development of the park. With increased automobile traffic associated with a growing population the plan is recommending additional paths and trails that are delineated for special uses.

With the recommended improvements suggested for Helen Hunt Falls, such as parking and visitor centers renovations, the plan suggests a pedestrian trail that links the Helen Hunt parking to the Upper Columbine trail head. The trail shall include signage, and a combination of boulder groupings and safety rails for delineation. A buffer separation should be provided between the road and trail. For further trail design standards see the North Cheyenne Cañon Design Guidelines (1987). The trails should be maintained and delineated as to minimize trail widening, and erosion, while providing for the safety and convenience of the users.

- ***Construct new visitor center at Helen Hunt Falls.***

Helen Hunt Falls attracts many visitors. A new and formal visitor center would allow the user to orient themselves to the park and relive pressure on the Starsmore Discovery Center.

The structure should be unified in terms of architecture, building materials and color. The proposed renovations to the existing restroom facilities may serve as an example of the desired style. Expanding the visitor center at the Helen Hunt site would potentially require additional park staff, but would support needed management controls over site access that protects the long-term use of the facilities.

- ***Improve the Buffalo Cañon trail.***

Existing trail is degraded and should be re-established to promote a safe hiking environment while protecting the natural features of the area.

Trail steps, retaining, and erosion control measures need to be taken to protect long-term use of the resources. Steep climbing trails require further attention of user’s needs. The improvements should consider resting points that provide trail uses with informal seating and vistas. The resting points also

offer recreation and environmental education signage opportunities.

- Develop a trail from Upper-Columbine trail to gravel pit-parking area and create a connection with Gold Camp Road.
- Provide a gate at the park's west entrance.
- Improve Gold Camp road safety and clean up wrecks and debris.
- Tunnel Number 3.

## STRATTON OPEN SPACE RECOMMENDATIONS

### • *Trails and Access*

The plan for trails and access emphasizes natural resource preservation through re-vegetation of numerous social trails, preservation of large natural areas, and designation of trails. A hierarchy of trails will be created in order to reduce the number of redundant social trails, to reduce user conflict, and to provide a variety of trail experiences for a variety of non-motorized trail use. Three types of trails are planned: two-foot wide hiking / natural trails; three to four-foot wide standard trails; and five to six-foot wide multi-use trails. In most cases, designated trails will follow existing selected existing trails.

The Chamberlain multi-use trail will cross the Stratton Open Space, providing a link between Bear Creek Park and North Cheyenne Cañon Park and other areas to the south. A separate "hiking only" trail will be developed as an alternative route to the existing "Chutes" trail.



Stratton Open Space Trail

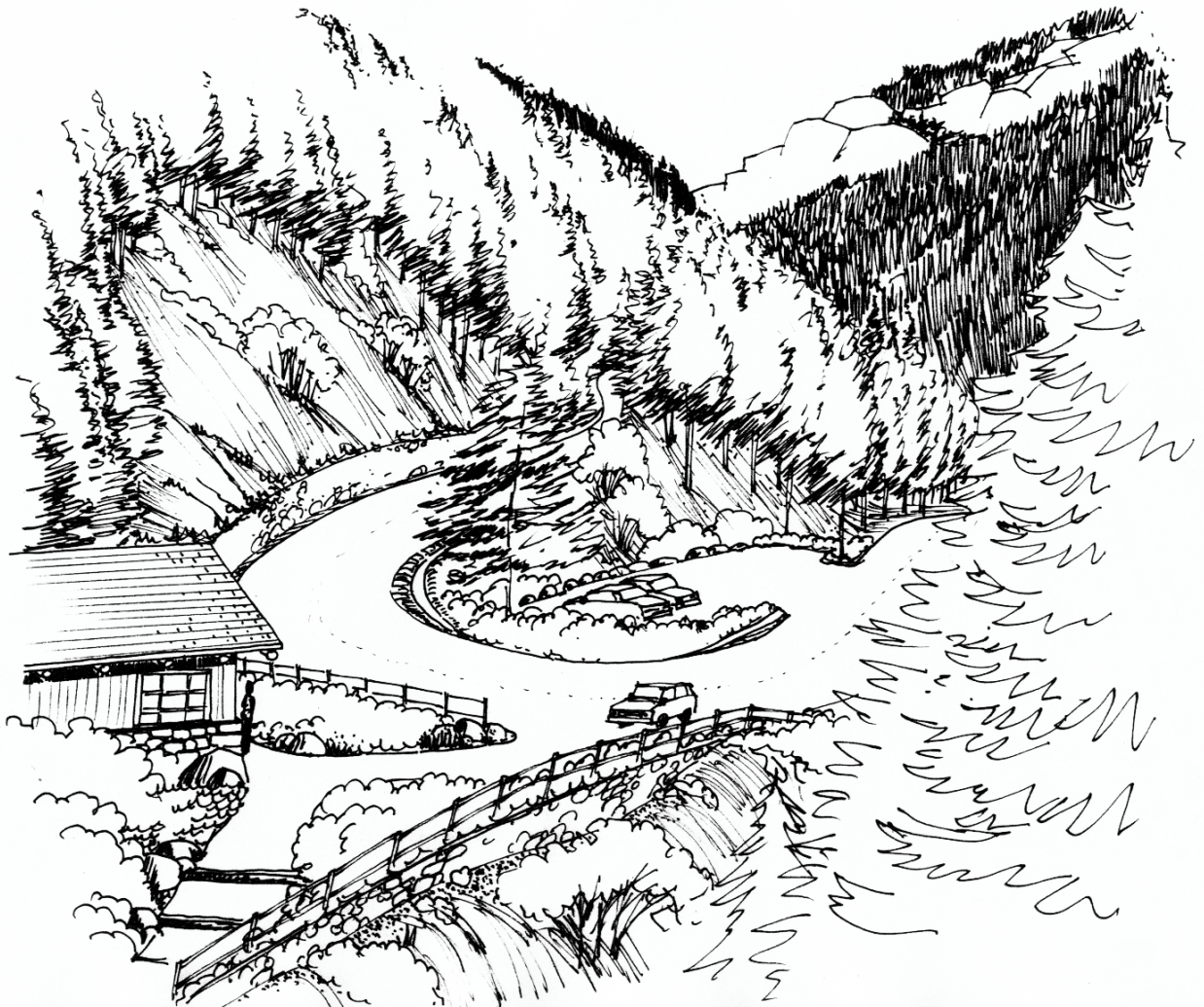
### • *Trailhead Access*

Three trailheads are included in the Plan. The LaVeta trailhead will include a small parking area, trailhead sign and a restroom. The Ridgeway trailhead and the new trailhead in Cheyenne Cañon Park will both include a small parking area and trailhead signs. Trail access points will be provided at Gold Camp Road and at the Stratton Preserve. Access improvements will be made at the intersection of Ridgeway and Cheyenne Boulevard to improve site visibility and drainage.

The access point at LaVeta Way has several good qualities that make it conducive as a trailhead location. It is direct neighborhood connections, the topography is adaptable to the function, there is historical value, and it is in close proximity to utilities. The site has already been impacted by the school expansion and pipeline construction, which was reinforced through the value series studies. The proposed plan is for a defined parking area for 15 to 20 cars, trailhead signage, and a small restroom.

Ridgeway will also serve as an access point for the Stratton Open Space. The existing conditions of this site already include parking along the street and an access road to the reservoirs. Even though the sight visibility at the corner of Ridgeway and Cheyenne Boulevard is poor, there are several qualities that make it conducive as a trailhead location. These qualities are direct neighborhood connections, topography, and historic access. Much like LaVeta, this site has already been disturbed with the construction of the pipelines. It is proposed that this site will hold a parking area for 15 to 20 cars and proper trailhead signage.





Helen Hunt Falls Parking Area

## ***DESIGN GUIDELINES***





# DESIGN GUIDELINES

## PURPOSE OF DESIGN GUIDELINES

The purpose of these design guidelines is to establish a clean and consistent appearance of the built environment in North Cheyenne Cañon Park. The design theme is based on the preceding inventory of significant cultural, historical, and structural features of the park. The intent is that these guidelines be used for future development of the park. Furthermore, it is the intent of this document that as park elements are maintained and upgraded these Guidelines will be implemented.

It is important to point out that these guidelines have been established with strong consideration given to costs, maintenance, and availability of materials. These constraints limit our ability to reflect the hand worked character of the original stone work created in this park and the craftsmanship left during the legendary CCC era.

Equally limiting are current codes and regulations. These regulations primarily reflect safety standards that have been established that eliminate many of the design solutions previously established in the park.

The design guidelines are not an attempt to recreate historical design solutions. They utilize historical design solutions. They utilize current safety requirements and contemporary materials and construction techniques in an attempt to create design themes that are timeless and match the character of North Cheyenne Cañon.

## GUIDELINE THEMES

- a. Structure and elements should remain subordinate to their natural surroundings. It is best to blend and harmonize them with the environment.
- b. Rustic site structure should have a rustic appearance reflecting historical context. The built environment should look as though the elements have been in place for a long time.
- c. Continuity. The same materials and shapes should be repeated throughout the park. Similar materials, colors, textures, and forms should be used in the design. Roof slopes and materials should also be similar.

## MATERIALS: RUSTIC APPEARANCE

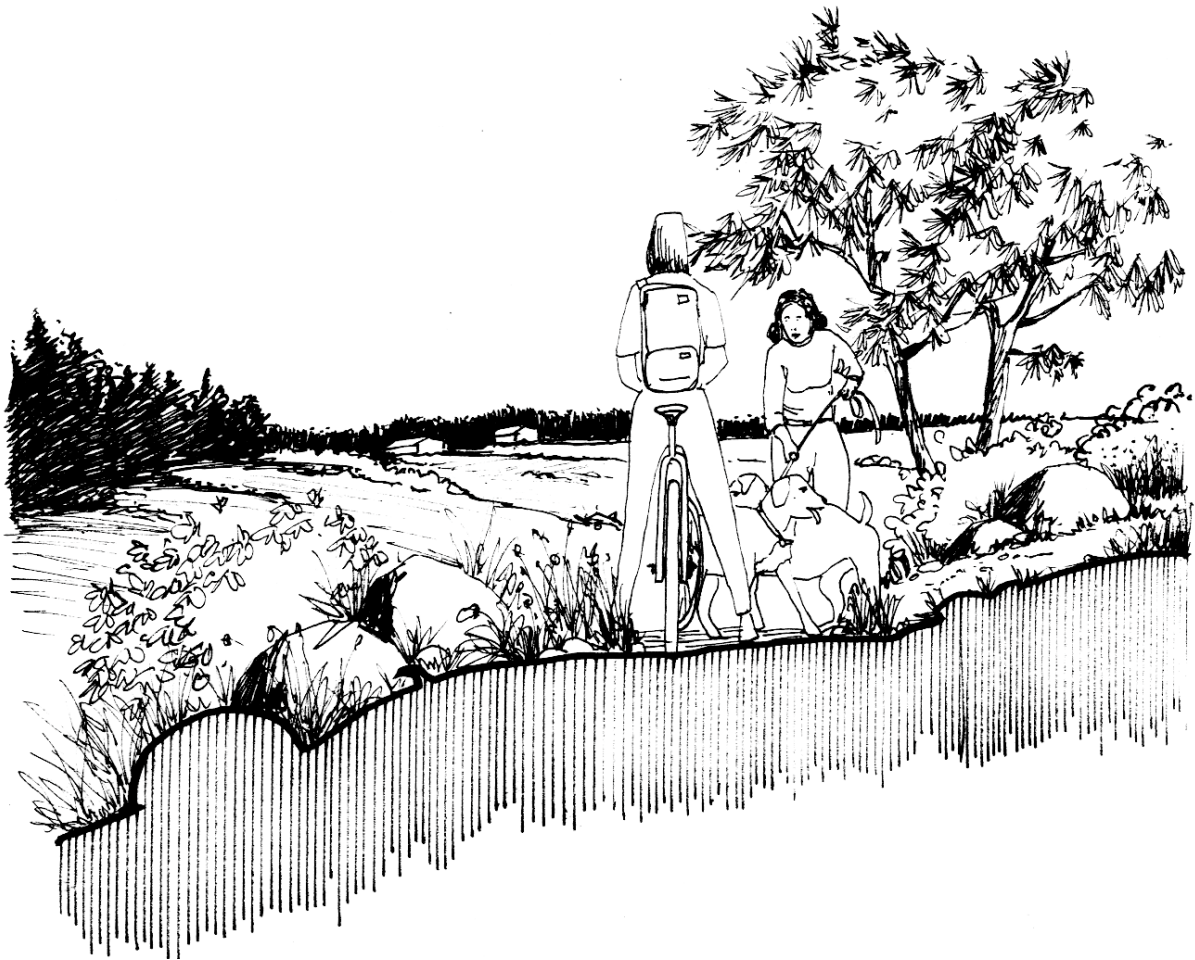
- a. Logs, split logs, rough-hewn timbers, and rough cut wood siding. Log timbers should reflect the size of trees in the area.

- b. Rock should be used in areas where it is commonly found. Rock should be of local origin and available outside of the park.
- c. Cor-Ten steel should be used where recommended in these guidelines. Cor-Ten steel, when allowed to weather, takes on a reddish-brown, rustic appearance.

## DESIGN ELEMENTS

- a. Color. Forested areas in the canyon should have deep earth tones that reflect dominant colors of the site, particularly dark browns, red-browns (ponderosa), grey-browns, or evergreen. Deeper tones reflect shadow patterns in canyon's upper reaches. These colors include buff, sandy brown, and deep green. The canyon must have a unifying design and color theme. All wood elements described in these guidelines should be stained consistently (see Appendix X, page X for specifications). The semi-transparent color varies with wood species, color, grain and texture. The intent is to stain wood surfaces a medium color tone consistent with the natural tan soil color and complimentary to the specified metal color. In order to maintain a consistent stain color on various wood surfaces, a lighter or darker stain may be needed. The staff landscape architect should approve stain colors for consistency and compliance to these guidelines. Metal surfaces, excluding Cor-Ten steel, will be painted with an enamel-based paint (see Appendix X for specifications).
- b. Texture. Construction materials should reflect textures found in nature, which are rustic, rough and irregular. Round poles are preferred to landscape timbers. Stones for construction should be of the same material, shape, and irregular sizes that occur naturally in this area.
- c. Form. Structures should be rectangular in form. Elements should be low and horizontal so as not to compete with the surrounding landforms. Irregular lines in log and stone create a rustic appearance.

Note: See Appendix X, on page X, for a complete list of Design specifications for existing park elements as well as proposed elements recommended by these design guidelines.



# ANALYSIS AND RECOMMENDATIONS

## ROADS

- a. Analysis: Roadways should be consistent, both aesthetically and functionally with respect to the selection of materials when installing guardrails, road delineators, retaining walls, gates, ditches, culverts, and bridges. All roads should be repaired and maintained on a regular basis. The existing asphalt road fits the terrain. The curves and width are appropriate to keep traffic at lower speeds. Materials used for maintenance and repair of gravel roads should remain decomposed granite, which is indigenous to the area. Roadside traffic signage should be consistent in terms of materials, and park entry signs should incorporate the rustic appearance of North Cheyenne Cañon.
- b. Guardrails: Where needed for safety standards, guardrails should be a W-beam design of Cor-Ten steel (see Figure 3-1). Existing guardrails within the park should eventually be replaced with Cor-Ten steel, wood support posts, and block outs to impose less visual impact on the surrounding landscapes. Support posts and block outs should be 8" x 6" Douglas or Hem Fir spaced on 6'3" centers.
- c. Road Delineators: Road delineators are used to define road edges and to keep vehicles from damaging natural roadside elements. Delineators can also be used for parking areas, trails, and picnic areas.

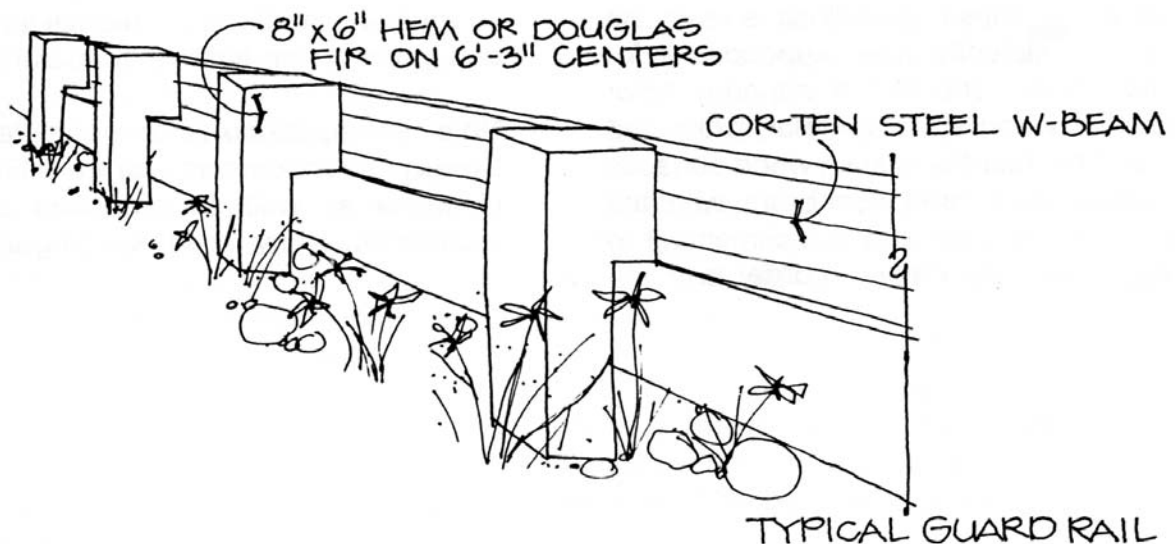


Figure 3-1

### ***Acceptable Delineation Techniques:***

1. **Indigenous boulders.** These boulders should be placed in groupings (avoid even spacing) and buried at least one half their depth for natural appearance and permanence (see Figure 3-2). Heavy equipment is needed for placement of boulders. This treatment should be typical along major roadways.
2. **Logs or rounded timbers.** Approximately 12" in diameter, logs, or rounded timbers should be installed vertically at a height of 30" (see Figure 3-3). This delineation technique should occur only when boulders are unavailable.

Note: Delineation techniques described above should not occur adjacent to one another or in combination. All delineation should occur beyond areas of normal snowplow operations.

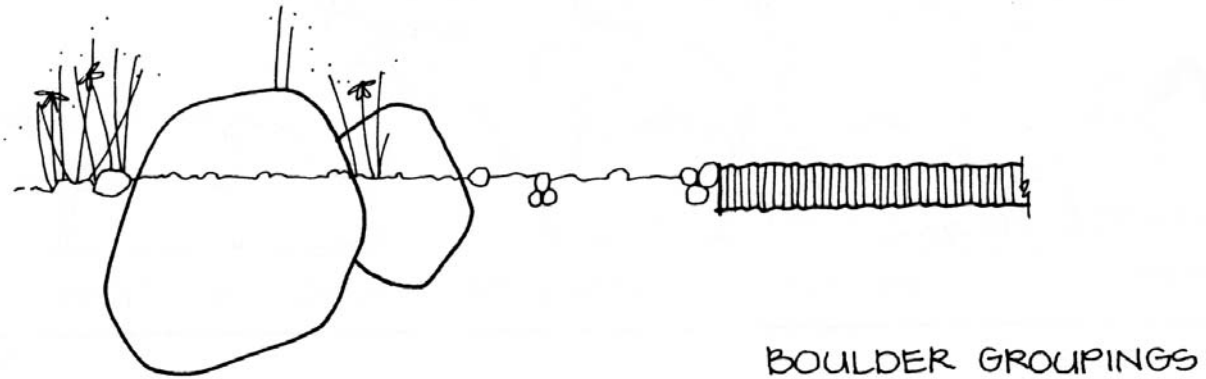


Figure 3-2

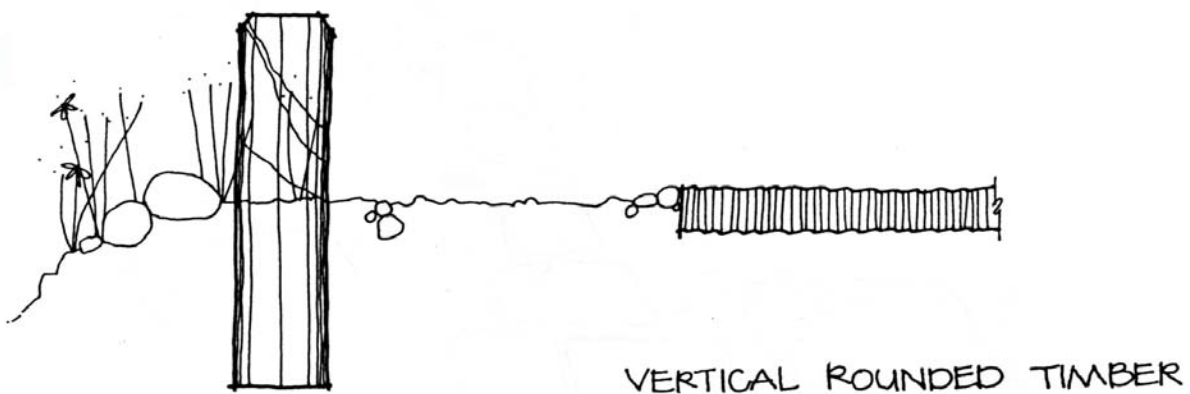


Figure 3-3



- d. Retaining Walls: Retaining walls are used where road cuts have left a steep slope or erosion problem. Retaining walls can lessen the slope and soften the impact of the road cuts.

**Acceptable Retaining Walls:**

1. **Dry stacked stone retaining wall** (see Figures 3-4 and 3-5). Large dry laid indigenous appearing stones placed so that largest stones are at the bottom of the wall. The bottom course of stones should be at least two thirds buried. Long stretches of wall should undulate and a variety of stone sizes should be used to achieve a more natural appearance.

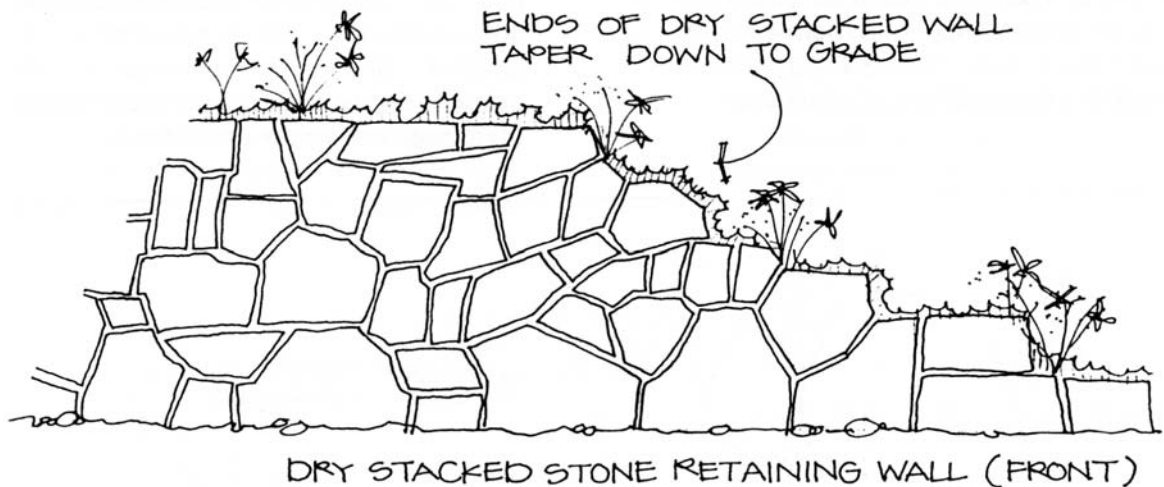


Figure 3-4



Figure 3-5

2. **Stone veneer retaining wall** (see Figures 3-6 and 3-7). With this wall, stone is used as a surface treatment over a concrete or concrete block core. Larger stones should be used at the bottom of the wall and boulders should be grouped at the ends of walls for transition back to grade and a more natural appearance. Long stretches of wall should be broken up by randomly incorporating large boulders directly into wall.

Note: Retaining walls mentioned in this section are typical for North Cheyenne Cañon and can be used on trails and in picnic areas, etc.

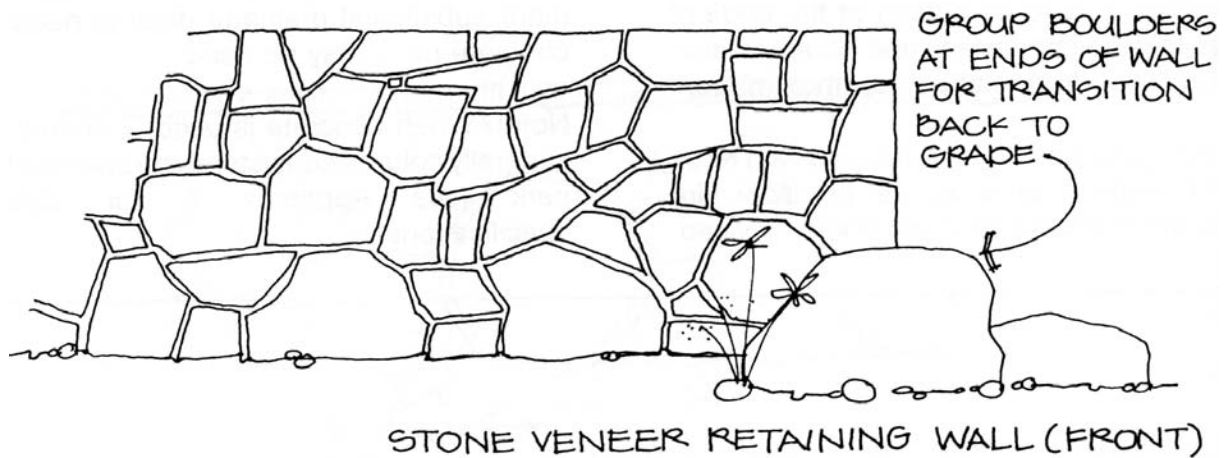


Figure 3-6

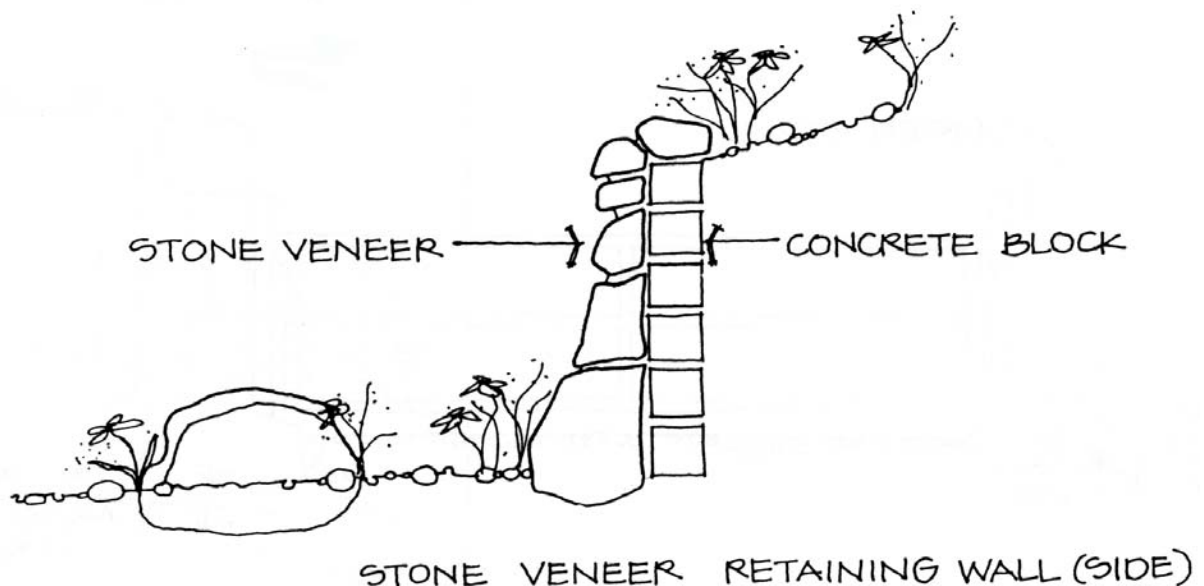


Figure 3-7

- e. Gates: Existing road gates, which provide controlled access should be visually subdued to impose less visual impact on the surrounding landscape (see Figure 3-8). A dark brown enamel finish should be applied to the structures to reduce visual contrast with the surroundings. Newly introduced gates should be of Cor-Ten steel and allowed to weather for a more rustic appearance. Generally, style and color of existing gates is acceptable. Boulder groupings should be placed at the ends of gates to delineate access and visually soften the transition from “natural” to “man-made.”

Access gates should be equipped with Knox brand padlock units so as to allow Fire Department access to those areas serviced by the roadway in the event of fire, medical, or other emergency conditions (see Appendix, page 78 for design specifications).

- f. Ditches: Roadside ditches provide drainage and serve as road delineation. Existing ditches should be free from debris and repaired where erosion has caused damage. The ditch material to be used is existing indigenous decomposed granite. In areas where erosion is severe or where a more substantial drainage ditch is needed, concrete pans may be used.

Note: When concrete is used, it should be integrally colored consistently throughout the park (see Appendix, page 78 for design specifications).

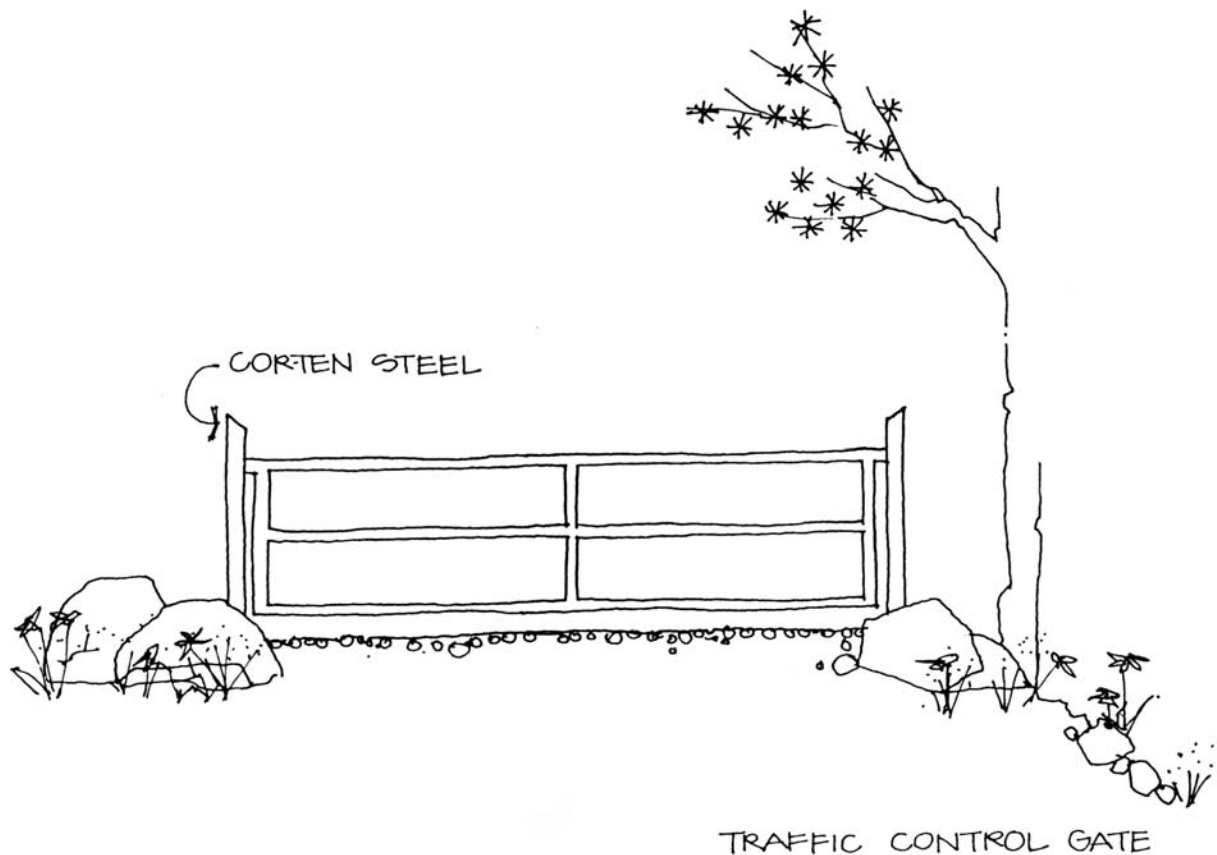


Figure 3-8

- g. Culverts: New and existing culvert ends need to appear finished. Culvert pipe should be cut back close to grade and lined with stone. The stone should be grouted (not loosely placed) in order to minimize erosion. Culvert pipes should be concrete or exposed existing metal surfaces should be painted brown as specified in these guidelines (see Appendix, on page 78). This screens and better situates the culvert into its surrounding environment (see Figures 3-9 and 3-10).

Note: These principles also apply to culverts at trails, parking areas, etc.

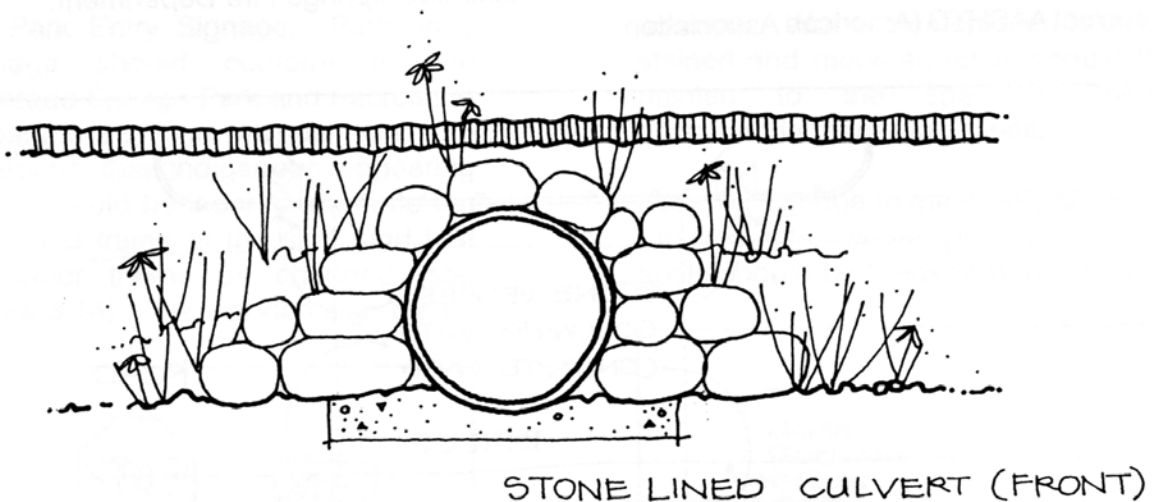


Figure 3-9

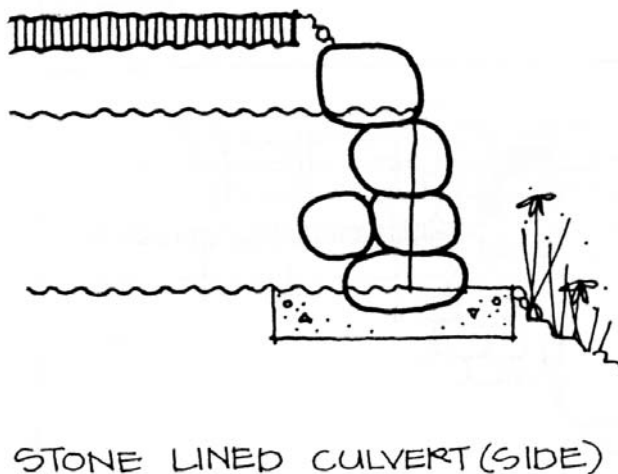


Figure 3-10

- h. Bridges: Automobile bridges should have a consistent theme of stone veneer. Existing stone veneer bridges should be repaired where necessary. New bridges should incorporate stone veneer columns (four per bridge) to visually tie with existing bridges (see Figure 3-11). Stone veneer columns should have concrete caps stamped with date of construction. Steel railings are needed to be cost effective and meet current AASHTO (American Association of State Highway and

Traffic Officials) and OSHA (Occupational Safety and Health Administration) standards. Railings at automobile bridges should be of Cor-Ten steel (see Figure 3-12).

Bridges should be constructed to withstand the anticipated vehicle weight of the largest piece of fire apparatus in the fleet of the Colorado Springs Fire Department.

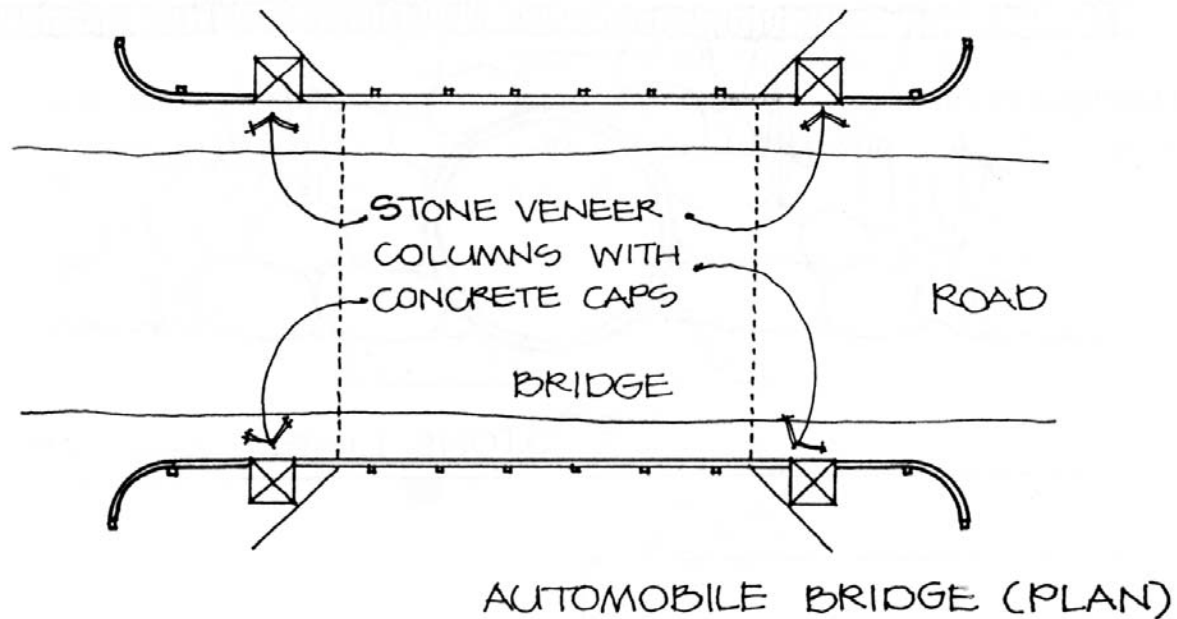


Figure 3-11

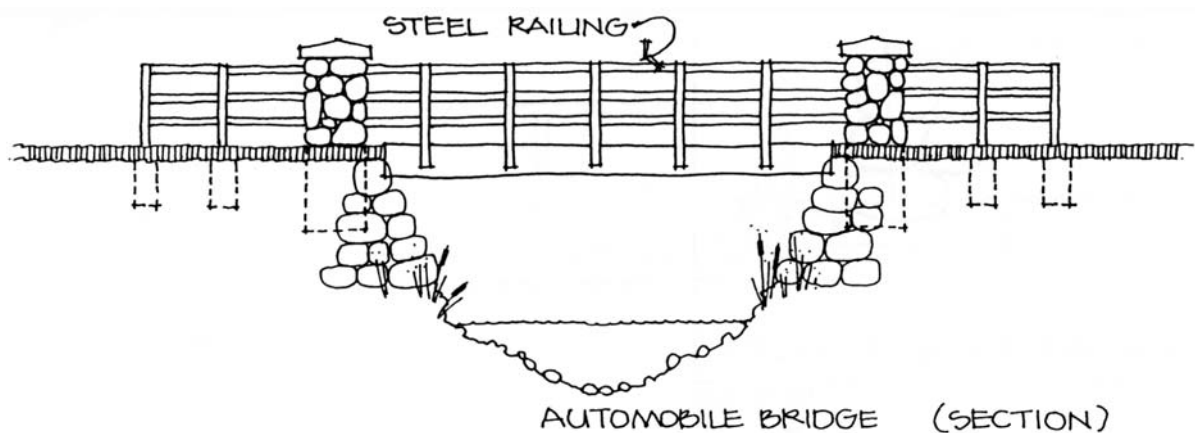


Figure 3-12



i. Road Signage:

1. **Traffic Signage.** New and existing traffic signage should have 4" x 6" Hem Fir posts (see Figure 3-13). The backsides of all traffic signage should be painted with a brown enamel to lessen their impact on the surrounding natural landscape.
2. **Park Entry Signage.** Park entry signage should conform to the Colorado Springs Park and Recreation Department's sign manual with the exception that indigenous appearing stone should be incorporated into the base and frame of the sign, and that the color theme be changed (see Figure 3-14). The wooden sign blank should be stained with a semi-transparent oil stain as specified previously in the guideline. Lettering should be a white Clarendon Medium style.



Figure 3-4

3. **Miscellaneous Roadside Signage.** Real estate and other temporary roadside signage within the canyon should conform to guideline color scheme. Wood elements should be stained and metal surfaces should be painted to the specified colors described in these guidelines.

Note: All signage to meet IAW AASHTO requirements, where possible. Sign posts should be breakaway designed.



Figure 3-13

## PARKING AREAS AND PULL OFFS

- a. Analysis: All parking areas should be visible and clearly delineated (see road delineators) so that visitors can safely use them. These should be an edge between the parking area and the landscape with a barrier to keep cars from damaging the natural resource. Since several parking surfaces are dirt or gravel, barriers will also keep the size of these areas from expanding over time.
- b. Bumper Stops / Tire Stops: Bumper stops / tire stops can be used to delineate parking areas, but more importantly, they serve as a visual aid in informing drivers where to park and in what direction to park (see Figures 3-15) and 3-16). Bumper stops / tire stops, in conjunction with previously described road delineators, can provide for a neat, logical, and well-organized parking area.

### *Acceptable Bumper Stops / Tire Stops:*

1. **Log and concrete bumper stop / tire stops.** A minimum 12" diameter log should be used as bumper stop / tire stops. Concrete footer, for support, should be installed with no more than 2 inches of exposed concrete above grade.

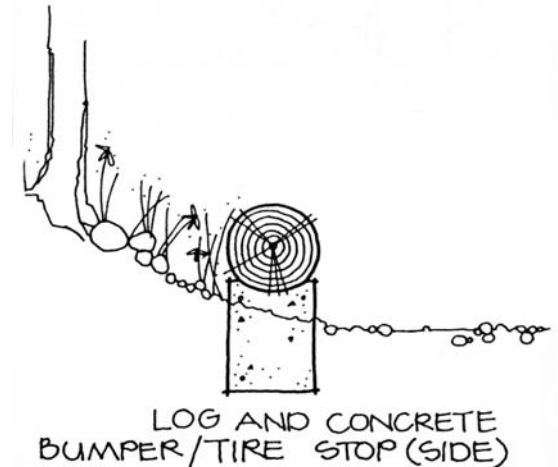


Figure 3-16

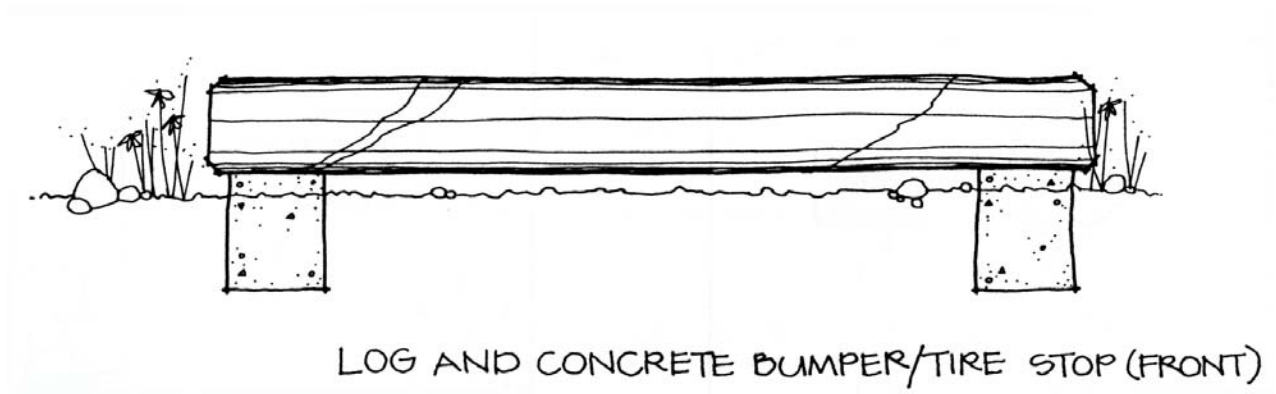


Figure 3-15

# TRAILS

- a. **Analysis:** Trails should be maintained and delineated so as to minimize erosion and widening of the trail. Trails should be clearly marked and logically directed to prevent destruction of natural elements and prevent destruction of natural elements and vegetation along trails. Steps and railings, where needed for safety and convenience, are important elements of trail design.
- b. **Trail Signage and Delineation:** Effective signage and delineation of a trail will not only make for a more enjoyable experience, but, more importantly, will help to preserve the natural resource by keeping pedestrians on the trail. This is especially true at trailheads where hikers and bikers coming from all directions can cause extremely severe erosion.

## Acceptable Trail Signage:

1. **Trailhead / Information Signage.** Trailhead signage to be as indicated in the Colorado Springs Park and Recreation Department Sign Manual (informational / directional signs pedestrian orientation) with the exception that the color scheme will be changed to match the park colors (see Figure 3-17). Sign blanks should be painted brown as specified. Sign posts should be stained with a semi-transparent oil stain as specified in the Appendix, on page 78.

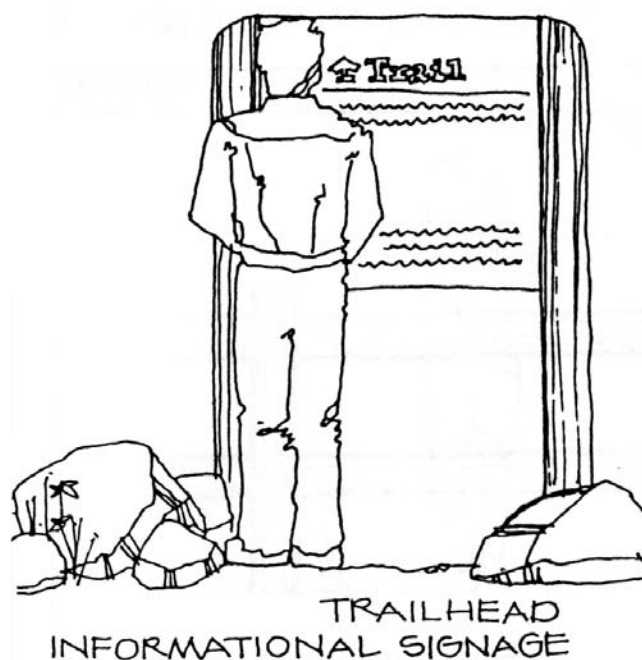


Figure 3-17

Lettering should be a white Clarendon Medium style. This type of signage can also be used at points of interest for informing visitors of significant facts, i.e. geology, wildlife and history about the area. These signs, however, would not be a standard size, but vary according to specific sites and information conveyed. (See *Points of Interest*, on page X)

2. **Directional "On-Trail" Signage.** Directional trail signage should reflect a consistent signage package throughout the park (see Figure 3-18). All directional "on-trail" signage should be installed no more than 42" above grade to minimize natural resources (see Appendix, on page 78 for "on-trail" signage specifications). All lettering should be a white Clarendon Medium style to match other park signage.



Figure 3-18

### ***Acceptable Trail Delineation:***

1. **Boulder Groupings.** In most cases, trails are delineated by the natural resources, i.e. trees, shrubs, water, and rock formations. Trailhead and on-trail directional signage also adds to trail delineation. Where it is necessary to further delineate the trail, the installation of boulder groupings, as discussed in “Road Delineation,” should be used (see Figure 3-19). Since trails are

generally beyond the bounds of heavy machinery, the use of smaller, more manageable boulders is recommended.

2. **Safety Trail Railing.** Safety trail railing should be used where trails require delineation for safety of resource protection. Safety trail railing should be a typical post / rail installation using 8” to 10” diameter rounded timber posts with 4 ½” to 7” diameter rounded timber rails (see Figure 3-20). For seating height trail railings, see *Points of Interest*, on page X.

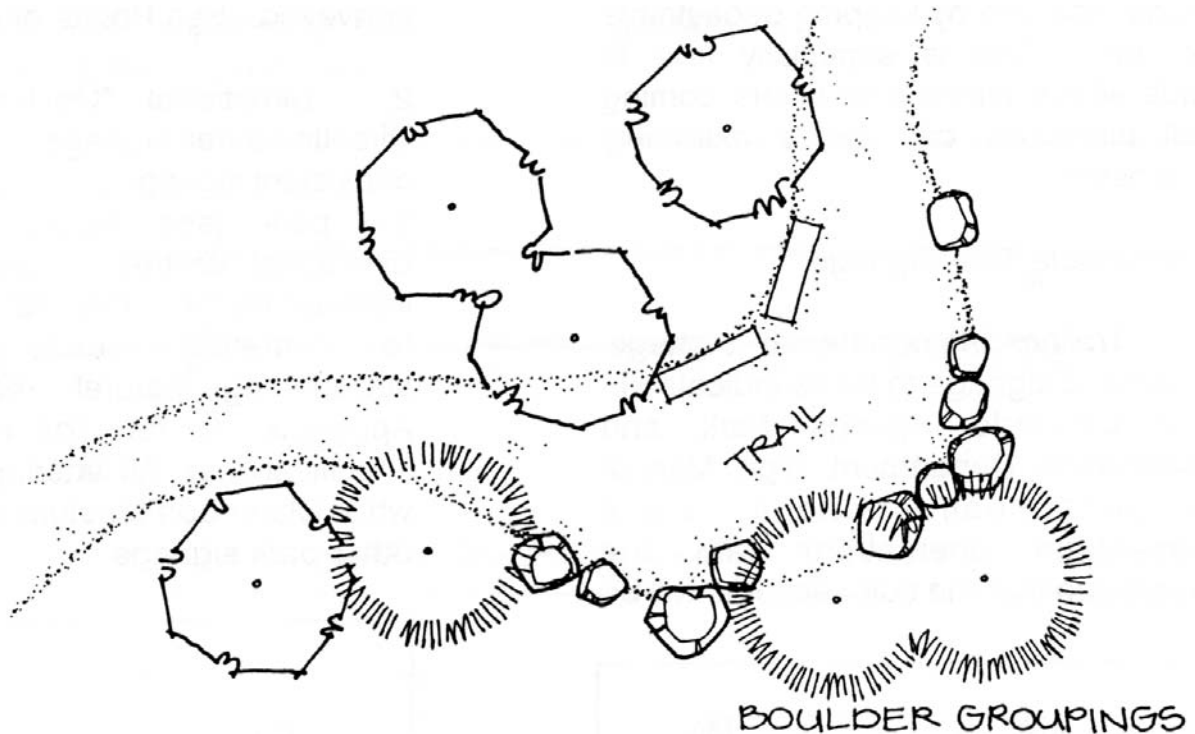


Figure 3-19

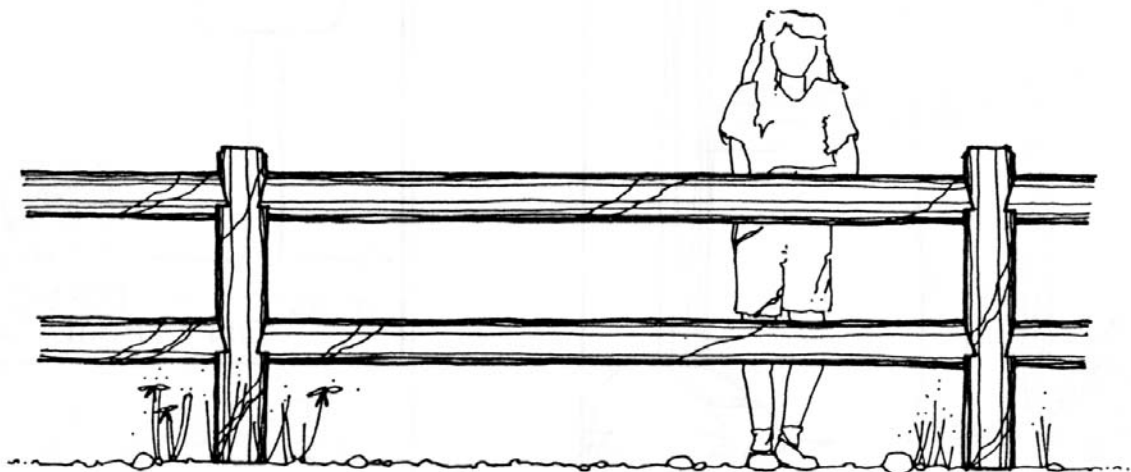


Figure 3-20

- c. Trail Intersections: If trails are to intersect, it is important that they do so at right angles (see Figure 3-21). Trails meeting at acute angles allow pedestrians and other trail users to “short cut” from trail to trail, causing severe erosion and destruction of natural vegetation, etc. Large native plantings at trail intersections can also prevent the occurrence of this problem.

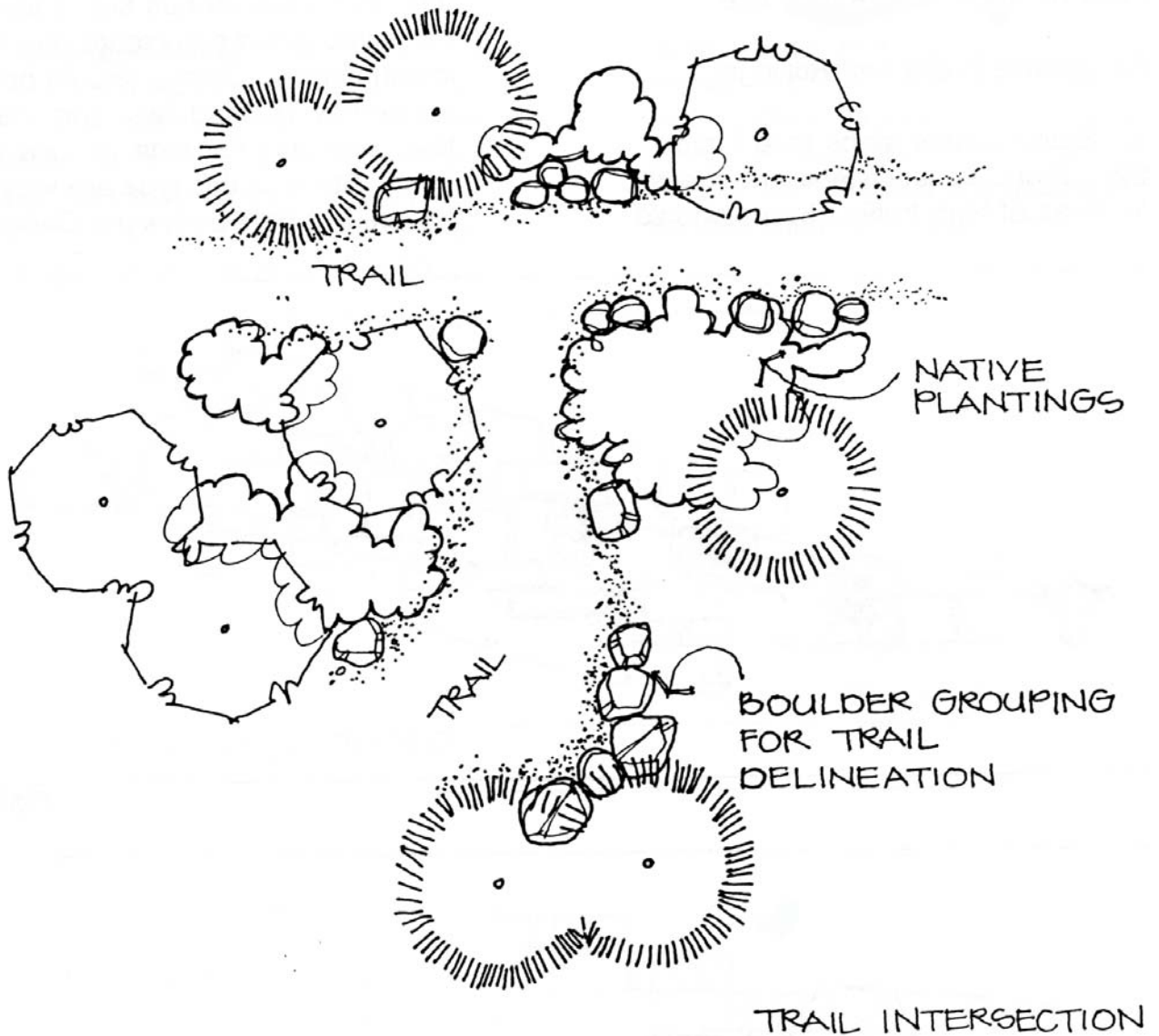


Figure 3-21



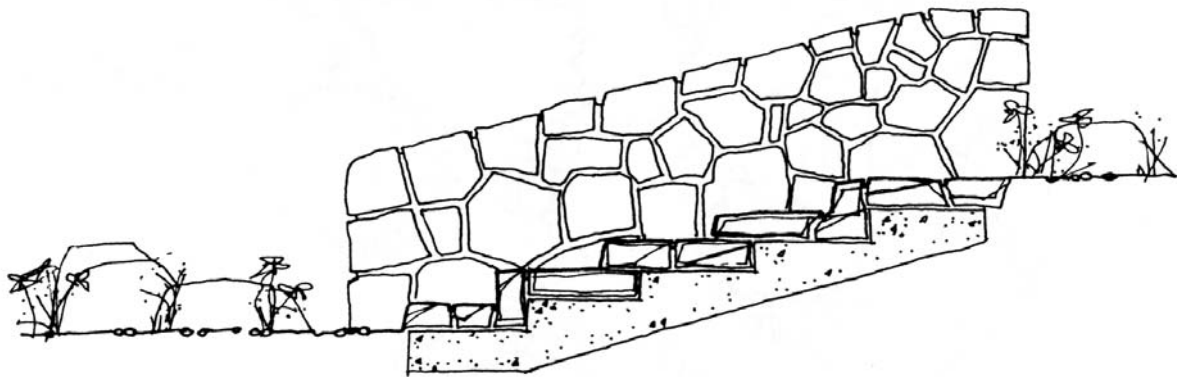
- d. **Trail Steps and Railings:** Trail steps should be of stone or wood. To keep trails looking natural, use steps only where grade of slope, erosion problems, and high traffic dictate the use of steps. Most trails are through very scenic areas and natural sloping trails are appropriate. Railings should be installed where safety standards or number of steps require their use.

**Acceptable Steps and Railings:**

1. **Stone veneer steps** (see Figure 3-22). Stone veneer steps are effective in areas of high traffic.

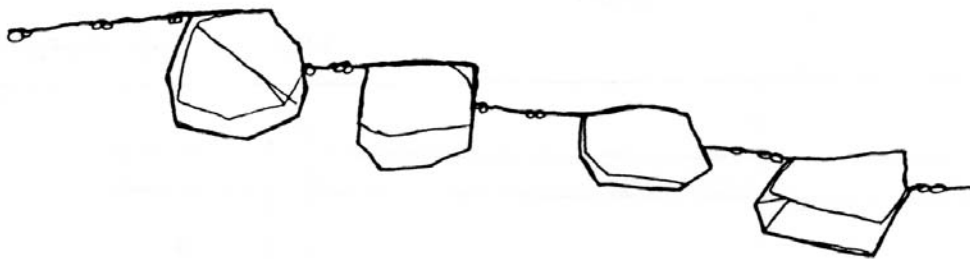
Stone should be indigenous and used as a surface treatment over a concrete core. Stone should be uniform in thickness to provide level treads. A 36" to 42" stone wall can serve as an appropriate railing with this type of step.

2. **Informal stone steps** (see Figure 3-23). Individual stones set at least two-thirds into grade can create very natural looking steps. Stones should be large, somewhat rectangular, and have at least one very flat side for use as the tread. Steps of this type are very fitting for use in North Cheyenne Cañon.



STONE VENEER STEPS

Figure 3-22



INFORMAL STONE STEPS

Figure 3-23

3. **Rounded timber steps** (see Figure 3-24). In more remote, or less used portions of a trail, 12" diameter round timbers can be set directly into the grade and secured with rebar. Where practical, this approach creates a rustic appearance and is also very appropriate for use in the park.
4. **Landscape timber steps** (see Figure 3-25). Landscape timber steps are not a preferred material, but can be used in areas with high traffic or severe erosion because of their stability and durability. 6" x 8" pressure treated landscape timbers should be used for the treads, risers, and footing (deadmen).

5. **Step Railings.** Step railings where needed should be of post / rail construction using 8" to 10" diameter rounded timbers and 3" to 4" diameter rounded timber rails as handrails.

Note: These alternatives, as described above, reflect materials that are acceptable in North Cheyenne Cañon. They are not, however, intended to occur in combination or adjacent to one another within the same area.

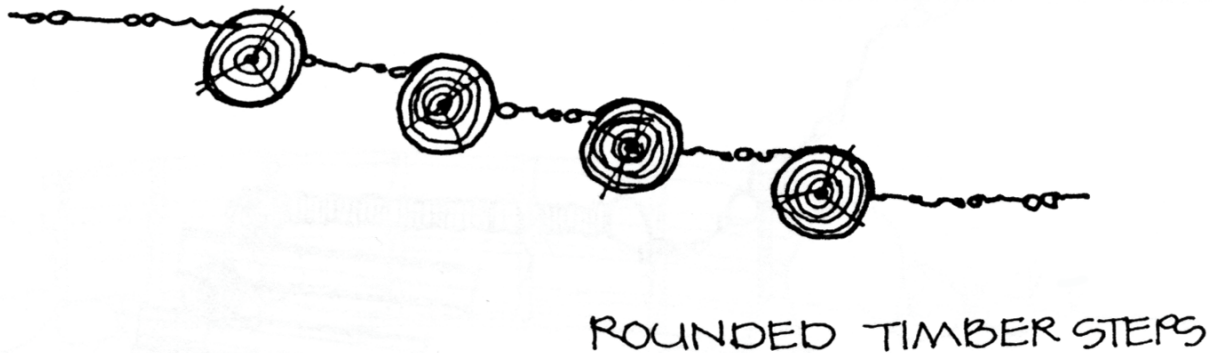


Figure 3-24

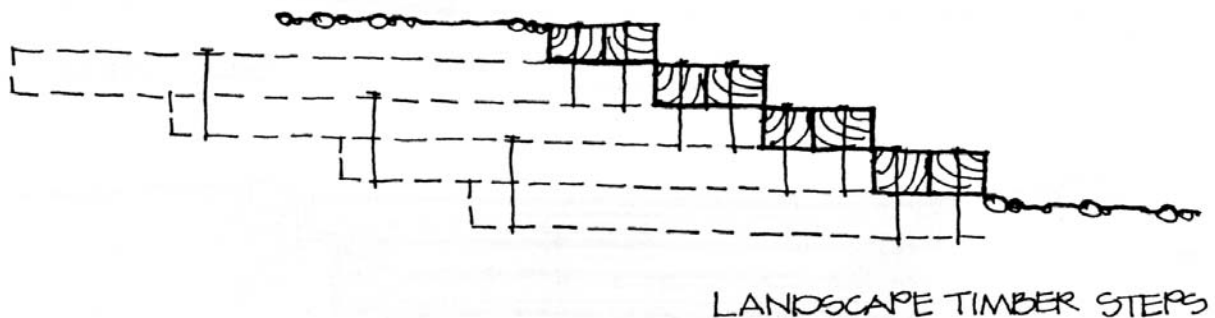


Figure 3-25

- c. Retaining Walls: Retaining walls are needed along trails where steepness of slope elevation change, and erosion would otherwise make a trail unsafe or unfit for walking. Retaining walls along a trail should be made of indigenous appearing stone or wood. Acceptable stone retaining walls have been discussed under “Road Retaining Walls”. Although stone retaining walls are appropriate, construction of them on trails is somewhat impractical due to lack of access by vehicles or machinery.

***Acceptable Retaining Walls:***

1. **Timber retaining walls** (see Figure 3-26). Timber retaining walls should consist of 8” to 12” diameter logs or rounded timbers constructed horizontally with additional timbers perpendicular to the wall as footing (deadmen).

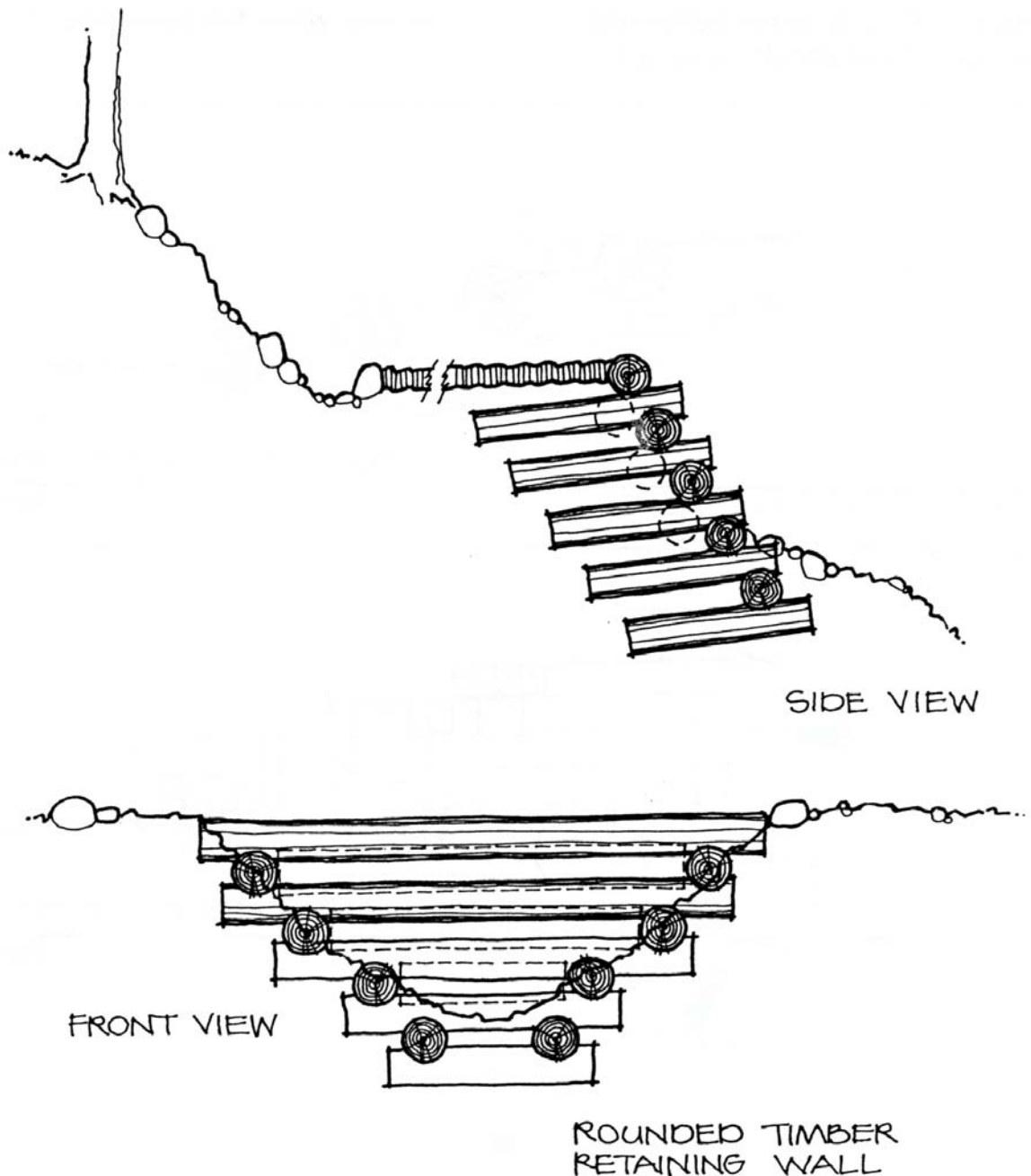


Figure 3-26

- f. **Trail Bridges:** Bridges should be kept very simple along trails to minimize the impact to the natural surroundings.

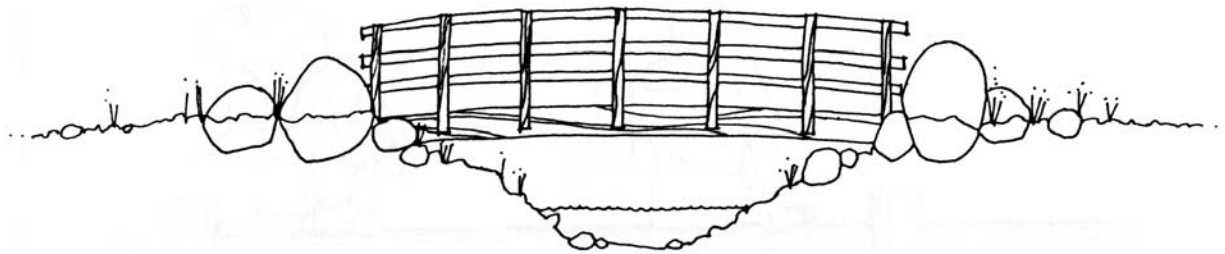
**Acceptable Trail Bridges:**

1. **Prefabricated Timber Bridge** (see Figure 3-27). Pedestrian bridge should be a timber bridge, rustic in appearance and an appropriate scale to fit into the surrounding landscape (see Appendix, on page 79 for specifications). Boulder groupings at the ends of a bridge delineate trail / bridge access and also visually soften transition from “natural” to “man made.” Wood bridges would be most suitable for trails not viewed from the roads.

2. **Custom Stone / Steel Bridge** (see Figure 3-28).

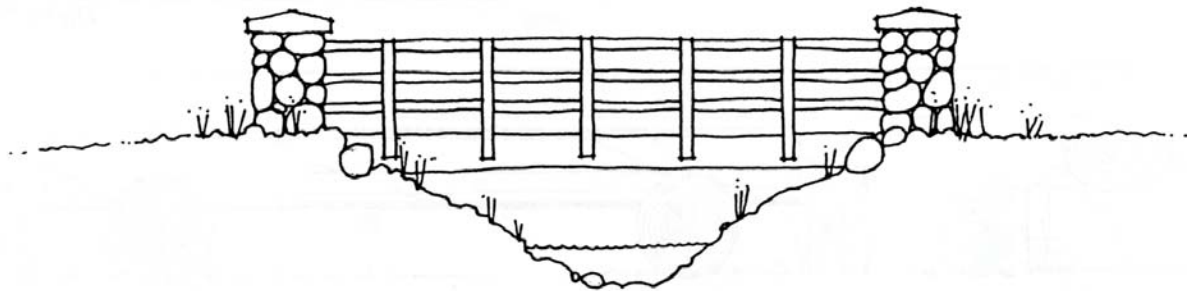
Much like the automobile bridge described in “Roads,” this bridge should have stone veneer columns with Cor-Ten steel railings. Stone columns at the ends of a bridge help to visually adapt it into the environment. The stone bridge is most suitable in heavily used and visible areas, such as near the Starsmore Discovery Center.

3. **Special Area Bridge.** There may be a need for a unique custom bridge design in a highly visible area with dominant features or special characteristics. This design should incorporate materials that blend in color, texture, and form into the unique environment.



PREFABRICATED TIMBER BRIDGE

Figure 3-27



CUSTOM STONE/STEEL BRIDGE

Figure 3-28

**Points of Interest:** Various locations along trails have particular points of interest. Pedestrians tend to stop in these areas to sight see and relax before continuing their hike. These areas need to define a gathering space and provide informal seating. These locations are also ideal for informative signage describing the significance, etc., of the particular focal point. (See Trail Signage) Specific areas in North Cheyenne Cañon Park that should be addressed in this manner include the White Fir Botanical Reserve and the terminus of the Mount Cutler Trail.

### ***Acceptable Informal Seating Techniques:***

1. **Simple rounded timber logs** with timber supports can create informal seating areas and also delineate space at rest areas and points of interest along trails.
2. **Post / Rail Seating** (see Figure 3-29). Post / rail seating is constructed using 10" to 12" diameter rounded timber posts with 6 ½" to 9" diameter rounded timber rail installed at seating height. This type of element is also very effective as a delineator.
3. **Log Seating** (see Figure 3-30). The flat surface of a split log creates the seating area in this design. 10" to 12" diameter rounded timbers should be used for seating and support. A concrete footer should be installed to securely anchor the log seating to the ground.

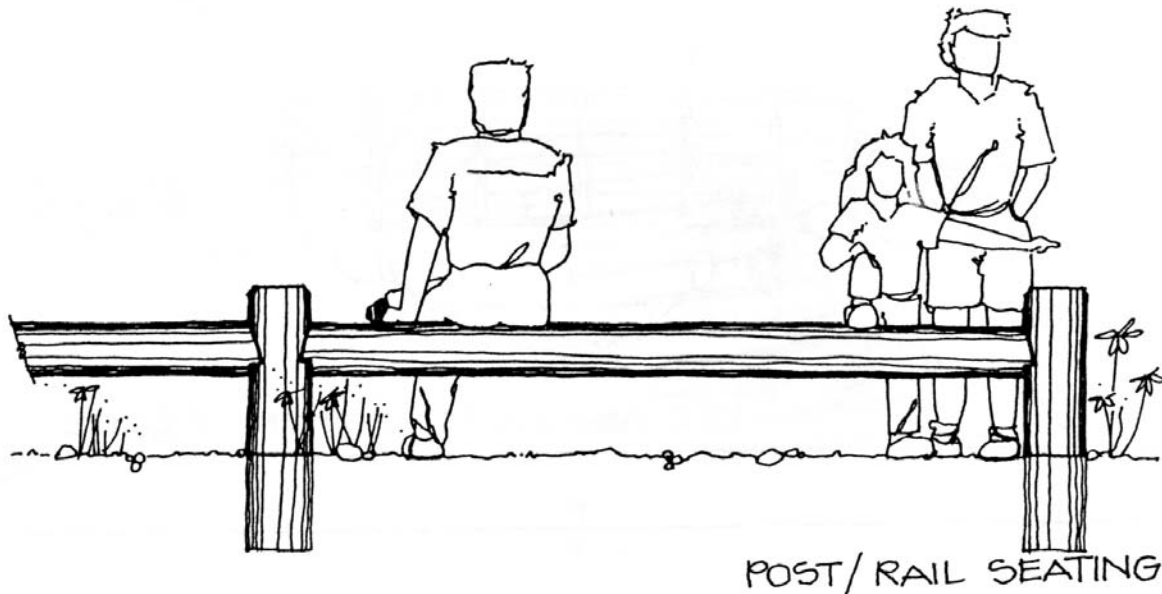


Figure 3-29

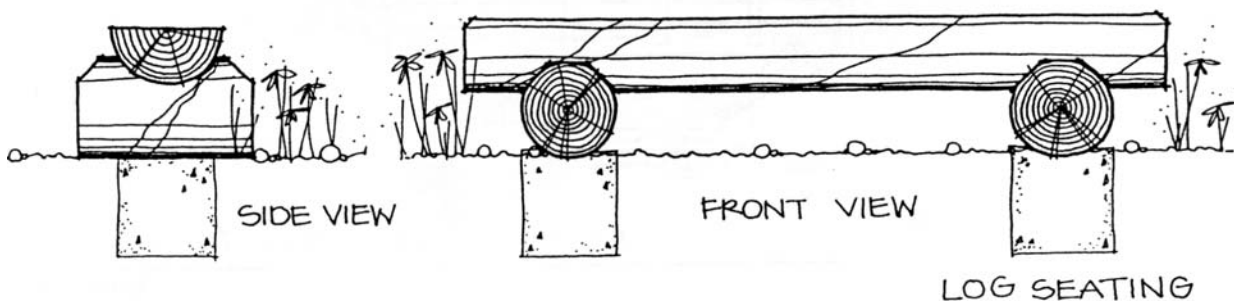


Figure 3-30



- g. Trail Treatment at Road Crossings: A visual and textural treatment should occur where trails cross-paved roads (see Figure 3-31). This clarifies to trail users that it is intended for them to cross the road. A change in the paved surface also alerts

drivers to the trail crossing. The trail crossing treatment should consist of colored concrete cross walks subtly scored. It is not recommended to score the concrete to look like a stone pattern for safety and aesthetic reasons.

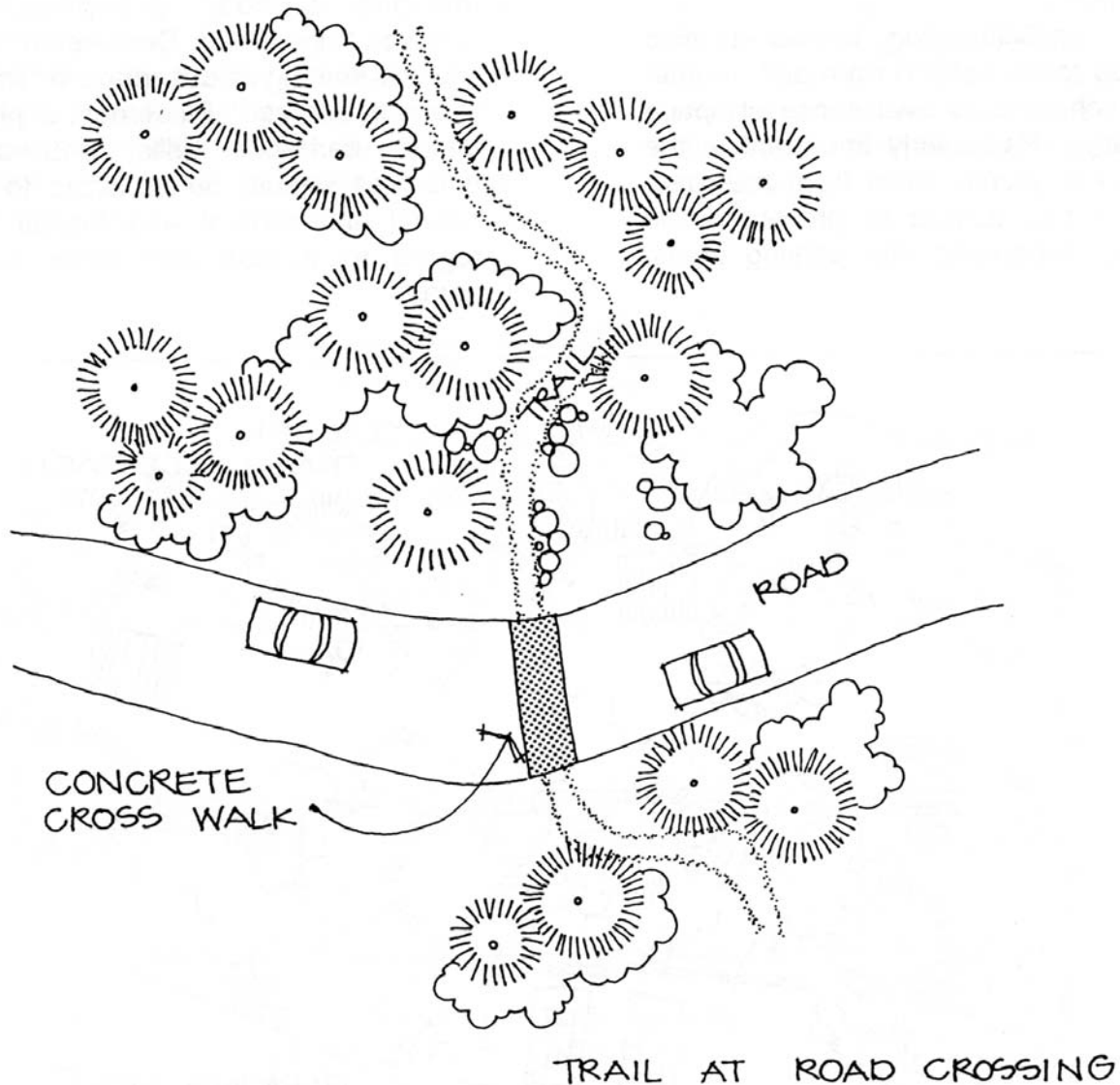


Figure 3-31

# PICNIC AREAS

- a. Analysis: Picnic areas are probably the most heavily used areas in the park. It is important that they are properly defined within the natural setting. Picnic areas typically have the most site amenities, so it is important that materials, colors, etc, be consistent throughout the canyon.
- b. Picnic Area Delineation: Individual picnic areas need to be defined from one another to give each area its own sense of space and privacy. Particularly important is the delineation of picnic areas from the road, parking, or trail access to prevent picnic areas from expanding into parking areas, etc.

Proper delineation devices can help to screen unsightly elements such as barbecue grills and the existing picnic table pedestals (see Figure 3-32).

## ***Acceptable Delineation Techniques:***

1. **Boulder groupings and informal seating.** Picnic area delineation includes boulder groupings as described in "Road Delineation" and informal seating as described in "Trails- Points of Interest." Placement of picnic tables, barbecue grills, and other amenities should be sensitive to the natural environment and logical with regard to access and other picnic areas.

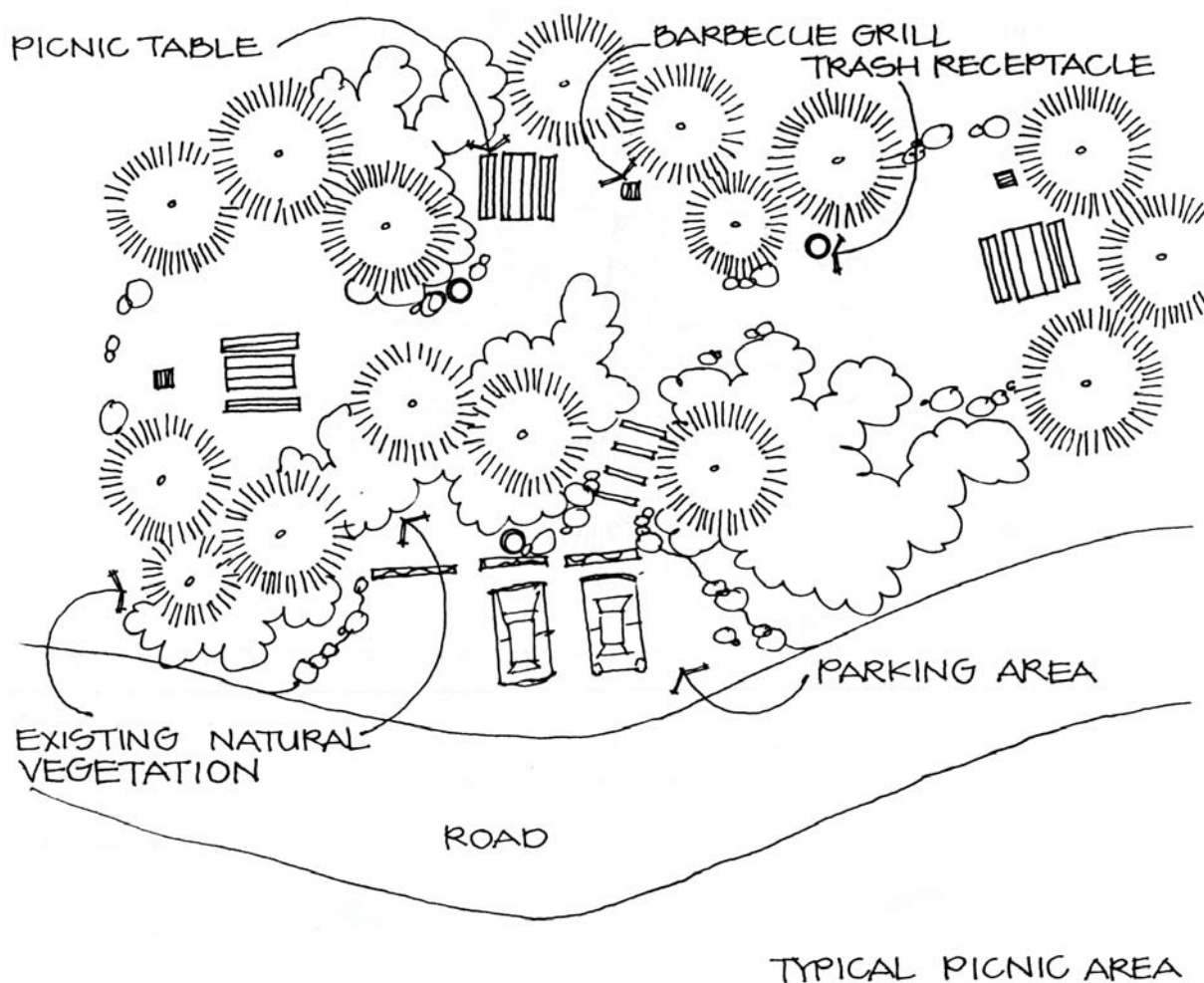


Figure 3-32

c. Picnic Tables:

1. **Existing single pedestal tables** (see Appendix, page 78, for specifications.) If practical, utilize tables in urban parks where the contemporary style is more appropriate and replace with the following more rustic table. Other possible alternatives include ordering table in stock brown metal color or painting the metal legs brown as maintenance is needed. Staining the seat and tables with the specified semi-transparent stain would further tone down the table to blend into the environment.

2. **Recommended new tables** (see Appendix, page 79, for specifications). A pine log structural element better suits the rustic theme of the park (see Figure 3-33).

There is concern that this table is more susceptible to vandalism. Therefore, it is recommended that this table be used in picnic areas in and adjacent to the Starsmore Discovery Center. If it is found that this table can be a practical alternative to the existing tables, then it should, over time, become the standard for the park.

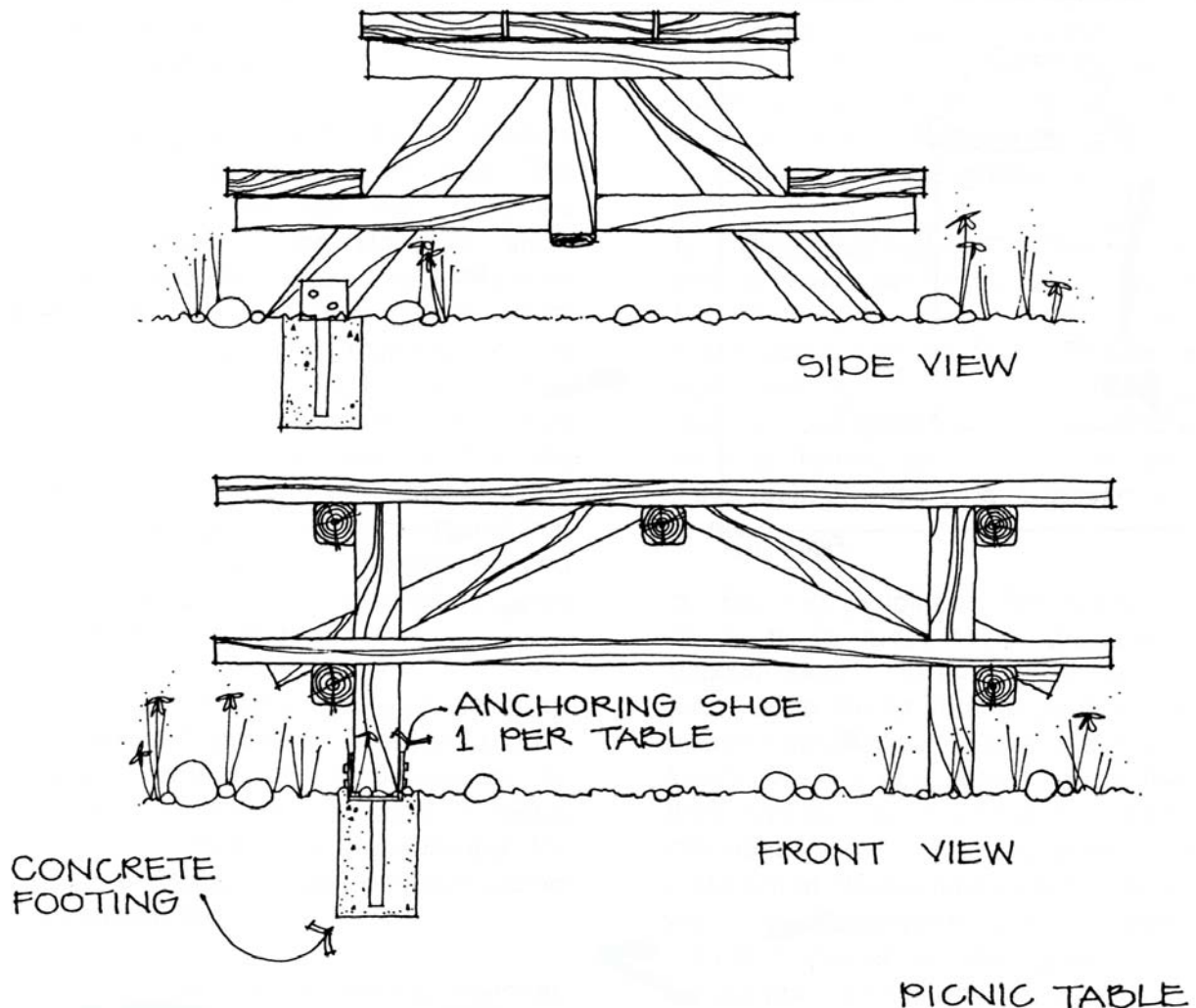


Figure 3-33

- d. Barbecue Grills: Barbecue grills should be a consistent type, quality, and color, typically finished with a non-toxic rust resistant black enamel. The existing grills primarily fit this description and no better solution is known. Wherever possible boulders should be placed at the base, blocking the base from view of road. Carefully placed road delineators may provide some relief as well
- e. Trash Receptacles: Trash receptacles should be located within all picnic areas. Exact placement within given areas should be determined by the location, which provides convenient use with the least visual impact on the natural surroundings and particularly the view from the road. New trash

receptacles should be 55-gallon industrial drums with a heavy-duty self-closing steel drum top (see Figure e-34). All trash receptacles and drum tops, new and existing should be painted with dark brown enamel. Receptacles should be painted on a regular basis to maintain a clean appearance. (See Appendix, page 78, for design specifications.)

Note: Trash receptacles should also be located at all parking areas, pull offs, and other high traffic areas. Receptacles should be screened from view of the primary roadway as much as possible.



Figure 3-34

# STRUCTURES

- a. Analysis: North Cheyenne Cañon Park structures (i.e. picnic area shelters, restrooms, storage structures) should all be unified in terms of architecture, building materials, and color.
- b. Construction and Materials: Buildings may be constructed of block or frame, but exterior appearance should reflect the following design guidelines.

All structures over 100 square feet in size are required to be built under the auspices of a building permit and as such are regulated under the Pikes Peak Regional Building Code. By code, said structures require a licensed building contractor to be utilized to construct the structure.

The Bruin Inn was a landmark of historical significance in the canyon park area. The construction of the Inn was a stone wainscot, horizontal log structure, small paned windows, and gable roof. The new Starsmore Discovery Center has a similar character although the majority of the building is stone. Due to the historic precedent set by materials used on the Bruin Inn, the limited supply of appropriate stone masonry, these guidelines recommend that buildings consist of stone wainscoting and rustic horizontal log or wood siding (see Figures 3-35 through 3-37).

Buildings constructed primarily of stone, as the Starsmore Discovery Center, should be welcomed architectural alternative is the park. When budgets do not allow for stone buildings, the guidelines established for structures of stone and log or wood siding are recommended.

The stone should be of similar material, color, shape, and irregular sizes as found in the canyon. The only known commercial source at this time is the Minzer Quarry on Highway 115. The Pikes Peak Granite should be used for all stone elements.

Log siding is preferred over horizontal wood siding for historical character. The logs should be a variety of sizes to convey a rustic appearance. If horizontal wood siding must be used, it should be rough-cut and stained a dark brown.

All roofs should be a simple gable type with composite shingles of specified green color (see Figures 3-35 through 3-37).

In the event that a prefabricated or “catalog” structure is necessary due to budgetary or other constraints, then a careful selection should be made

using these design criteria as a guide. Thought should be given to the potential for future retrofitting of these prefabricated structures for further compliance to these guidelines.

- c. Windows / Doors: The use of wood for door and window framing is recommended. Exceptions exist based on budgetary and maintenance constraints. Structures visible from North Cheyenne Cañon Road should receive first priority. Metal doors and window frames should have an anodized finish or be treated with a dark brown paint or stain.
- d. Existing Buildings: Retrofitting existing buildings to meet these standards is a difficult issue. An evaluation needs to be made as to the location and permanence of existing structures. If they are in the right location and a long-term need of the park, they should be retrofitted to meet these standards. For instance, amending the restroom at Helen Hunt Falls by staining the wood and painting the roof and door to the standard colors of this guideline would greatly improve the continuity.
- e. Appearance: The importance of “fit” in the surrounding landscape is the overall object of the structures guidelines. The use of rustic materials should visually blend structures with the environment and add to the canyon experience.



- e. Other Existing Structures: Throughout North Cheyenne Cañon there are several concrete water utility structures owned by the City of Colorado Springs Utilities Water Department. These structures are very apparent to the passer-by and there is no real practical or economical means in which to lessen their impact on the surrounding environment. Because of this, it is proposed that

these areas be provided with interpretive signage explaining the historical and functional significance of the structures (see Figure 3-38). The format of the interpretive signage should be the same as described in “Trailhead-Informational Signage” located in the “Trails” section of this guideline.

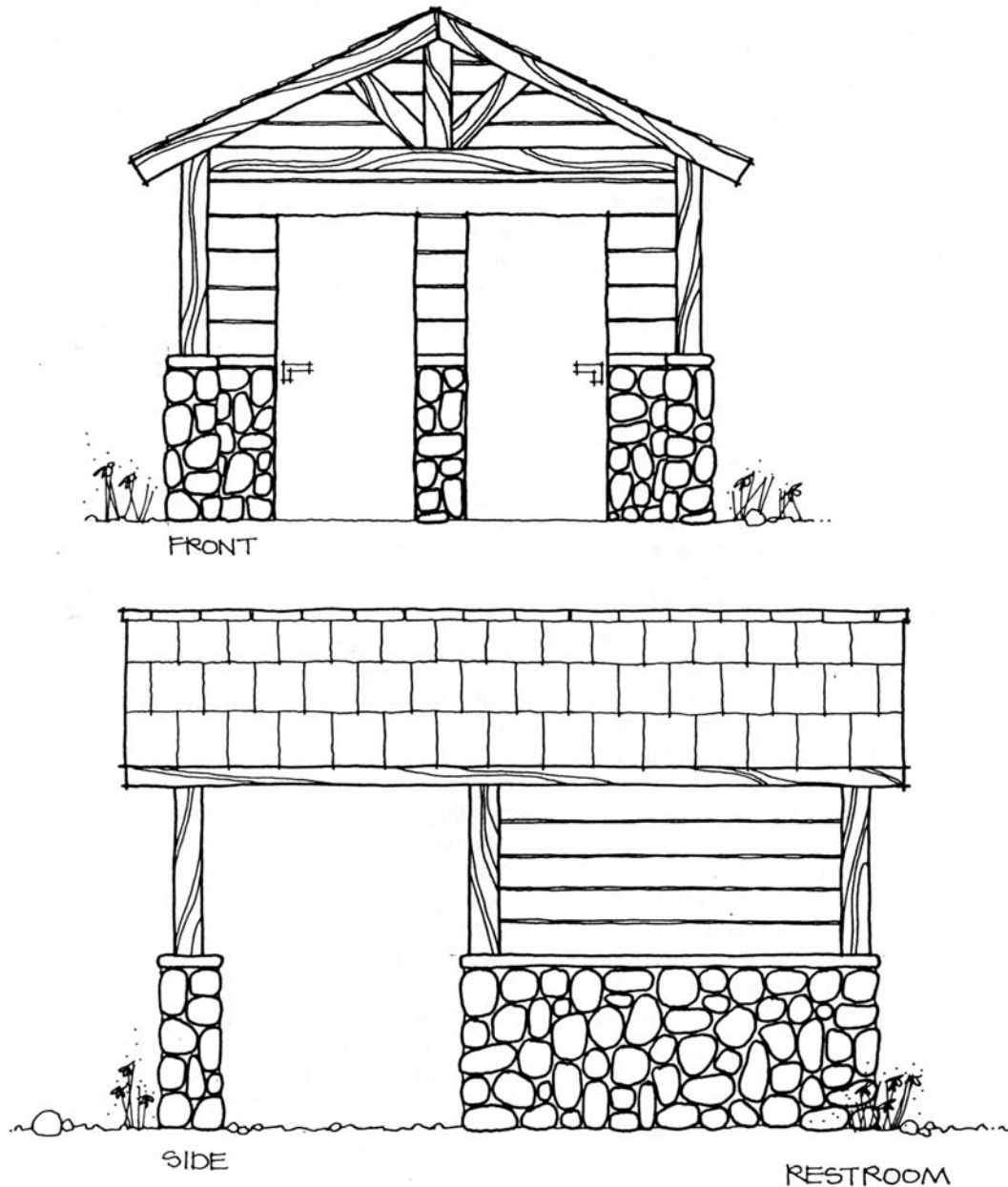


Figure 3-35

Another highly visible water utility that exists near the main entrance to the canyon is a large water tank. This tank should be painted green as specified in these guidelines (see Appendix , page 79). Any chain link fencing associated with this utility or elsewhere in the park should be painted brown. If any additional chain link fencing is required in the canyon, it should be a vinyl clad chain link colored to match brown paint (see Appendix, page 78 for design specifications).

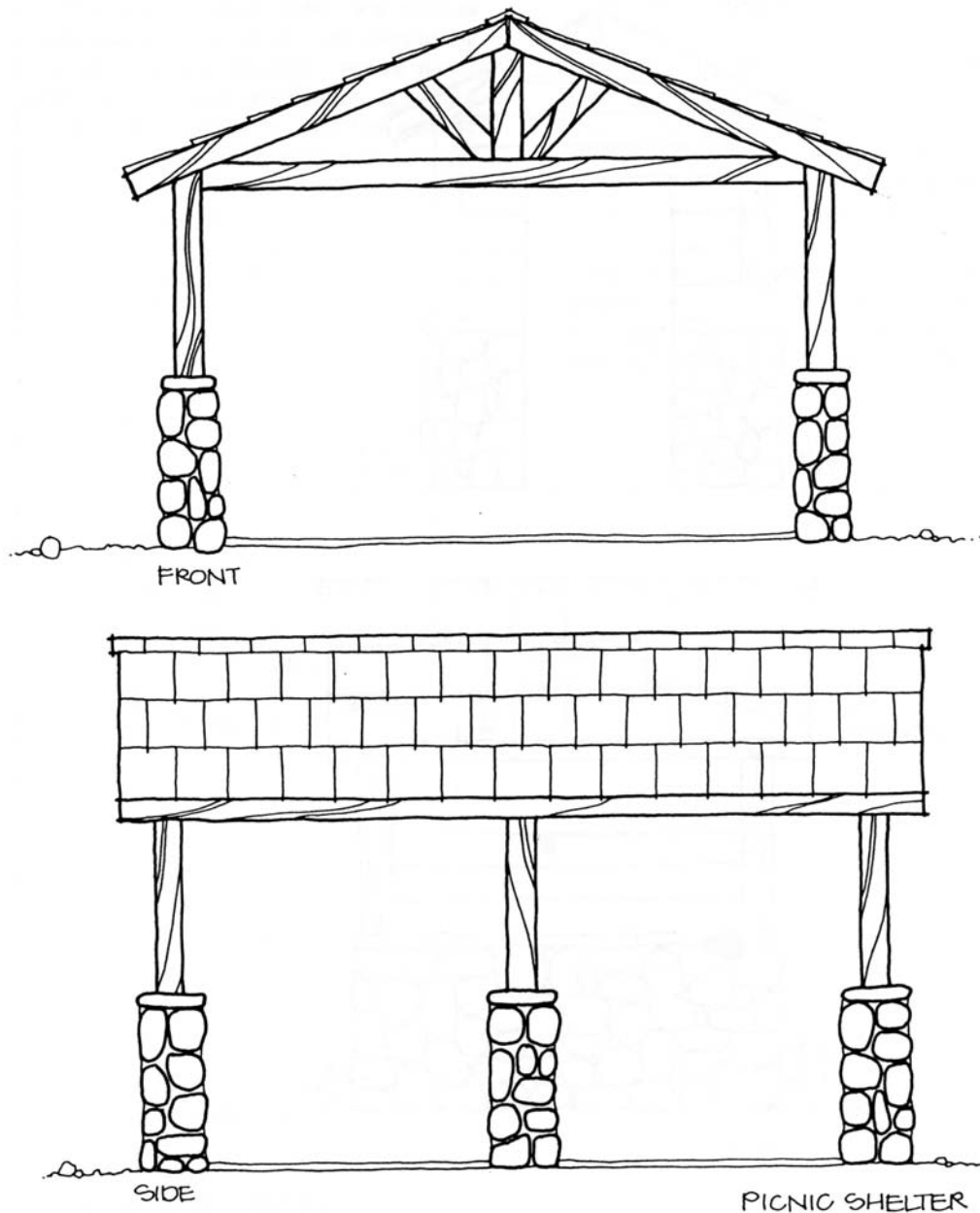
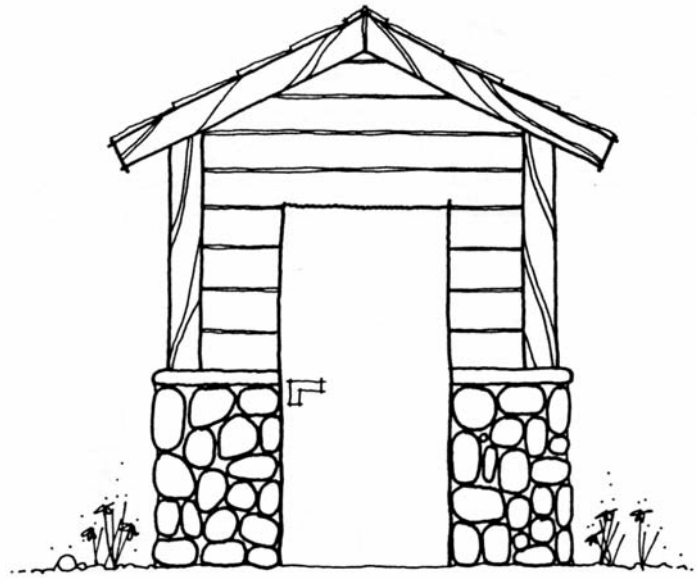
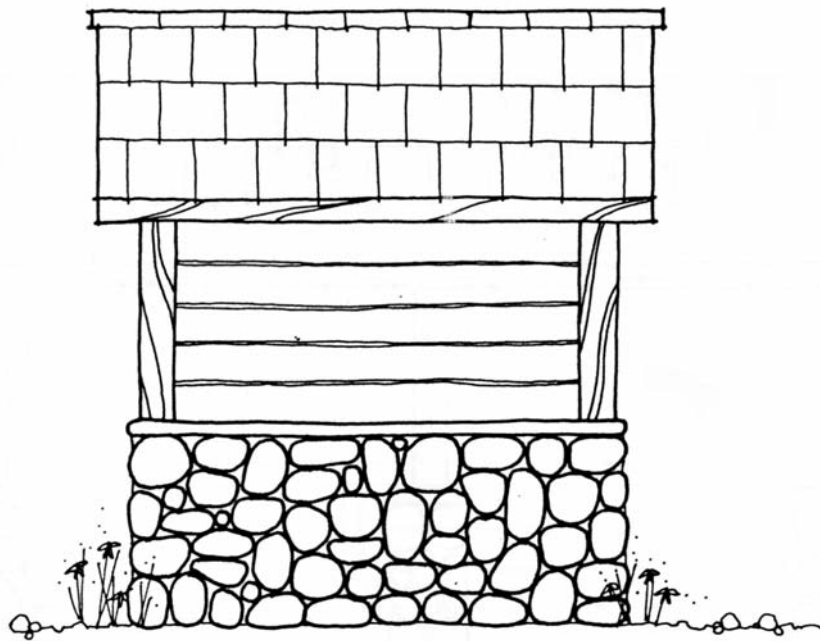


Figure 3-36



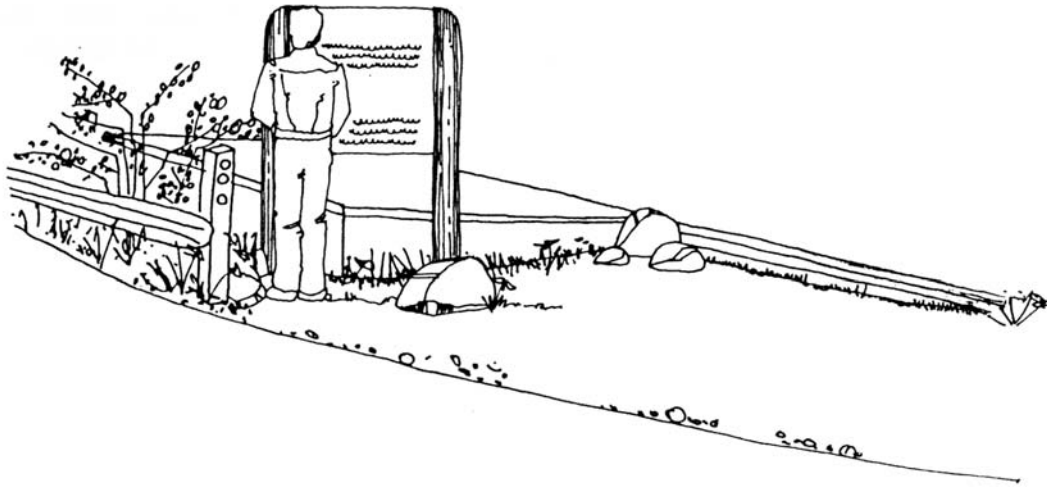
FRONT



SIDE

STORAGE BUILDING

Figure 3-37



INTERPRETIVE SIGN AT WATER UTILITY STRUCTURE

Figure 3-38

# IMPLEMENTATION GUIDELINES

## BUDGET ESTIMATES

Stratton Open Space and Trail and Access  
Improvements

Items:	Amount Encumbered to Date	Recommended Expenditures
Trailhead Parking and Access	\$353,693.00	\$361,335.63
Additional Rock Excavation	\$1,000.00	\$1,000.00
Development Charges	\$11,981.57	\$11,982.00
Restroom structure (UBC)	\$ -	\$32,000.00
Restroom construction	\$ -	\$20,000.00
Multi-purpose Trail	\$ -	\$50,000.00
Signage (Entrance/donor)	\$ -	\$2,500.00
Revegetation	\$ -	\$11,000.00
Standard and Hiking Trails	\$12,340.38	\$25,000.00
Fence Removal and Replacement	\$ -	\$5,000.00
Demolition of House	\$10,500.00	\$10,500.00
Environmental Studies	\$6,005.64	\$6,005.64
Soil Tests	\$1,220.00	\$2,000.00
Printing	\$654.22	\$750.00
Engineering	\$22,612.99	\$23,000.00
Architecture Consultant	\$2,105.00	\$2,000.00
Contingency	\$ -	\$ -
<u>Add Alternate</u>	<u>\$ -</u>	<u>\$ -</u>
<b><u>Totals</u></b>	<b><u>\$422,112.80</u></b>	<b><u>\$578,175.00</u></b>

### **Restrooms**

Water and Wastewater	\$35,000.00
Electric	\$15,000.00
Development Charges	\$11,982.00
Restroom structure	\$32,000.00
Restroom construction	<u>\$20,000.00</u>

**Totals** **\$113,982.00**

(Total utility costs) **\$61,982.00**

### **Available Funding**

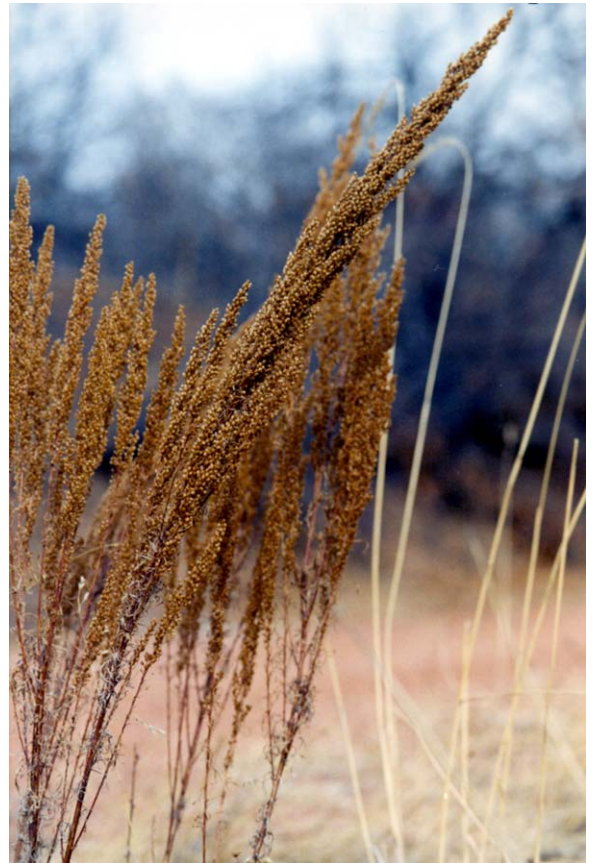
TOPS	\$150,000.00
El Pomar Grant	<u>\$400,000.00</u>

**Total** **\$550,000.00**

**Projected Shortfall** **\$(28,175.00)**







## ***APPENDIX***



# *APPENDIX*

## **EXISTING ELEMENTS**

1. Picnic Tables – Iron Mountain Forge Model 265 pedestal table.
2. Trash Receptacles – 55-gallon industrial drums (without lids) painted brown.

## **RECOMMENDED DESIGN ELEMENTS**

1. Stain (all wood elements) – Olympic semi-transparent oil stain #709.
2. Paint – “Brown”: Tortoise, Pittsburgh Paints DesignaColor system.  
“Green”: Copper Verde, Pittsburgh Paints DesignaColor system.
3. Colored Concrete (all concrete elements) – Integrally color concrete with “Harvest Goldenrod” from Davis Colors.
4. Stone – Pikes Peak Granite of similar color and size as used in historic elements in the canyon. Available from Minzer Quarry on Highway 115.
5. Picnic Tables – Litchfield Industries Inc. Deluze 4083, pine with anchoring shoe for installation in concrete footing.
6. Trash Receptacles – 55-gallon industrial drum with heavy-duty self-closing steel drum top, painted “brown”. Top by United Receptacle model #1855. Available through Robert Churchich and Assoc., Boulder, Colorado.
7. Road Gate Locks – Knox brand padlocks. Contact Fire Prevention Office, 578-7040 for information on Knox brands equipment.
8. “On-Trail” Signage – Manufactured by Carsonite Recreational Signage Systems. Carsonite 8” x 8” and 12” x 12” sign blanks, recreational markers and standard sign support posts.  
Sign blanks – stock brown and all lettering white Clarendon Medium.
9. Prefabricated Timber Bridge – Manufactured by Western Wood Structures, Inc., P.O. Box 130, Tualatin, Oregon 97062.
10. Vinyl Clad Chainlink Fencing – Nature Link from the Brighton Color System. Bonded vinyl PVC coating over pre-galvanized high tensile steel fence. Brighton will custom match vinyl coating to Tortoise brown paint color. Available from Semmerling Fence and Supply Inc.

## PLANNING TEAM MEETINGS

August 5, 1998  
September 3, 1998  
September 16, 1998  
September 30, 1998  
October 8, 1998  
October 13, 1998  
October 21, 1998  
October 28, 1998  
November 4, 1998  
November 18, 1998  
November 25, 1998  
December 2, 1998  
December 9, 1998  
December 16, 1998

## PUBLIC MEETINGS

July 29, 1998  
August 20, 1998  
September 25, 1998  
October 13, 1998  
October 28, 1998  
November 18, 1998  
December 2, 1998  
December 16, 1998

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# Stratton Open Space

## Soils Report

**13-Bresser sandy loam, 5 to 9 percent slopes.** This deep, well-drained soil formed in arkosic alluvium and residuum on terraces and uplands. Elevation ranges from 6,000 to 6,800 feet. The average annual precipitation is about 15 inches, the average annual air temperature is about 47 degrees F, and the average frost-free period is about 135 days.

Typically, the surface layer is grayish brown sandy loam about 5 inches thick. The subsoil is brown sandy clay loam about 31 inches thick. The substratum is light yellowish brown loamy coarse sand to a depth of 60 inches.

Included with this soil in mapping are small areas of Bresser soils that have a loam surface layer, mostly along the western side of the survey area; Truckton sandy loam, 3 to 9 percent slopes; Yoder gravelly sandy loam, 1 to 8 percent slopes; Kutch clay loam, 3 to 5 percent slopes; and Kutch clay loam, 5 to 20 percent slopes. Some areas of Ustic Torrifluvents, loamy, are along narrow drainageways. In some areas, arkose beds are at a depth of 0 to 40 inches. These beds occur as sandstone or shale.

Permeability of this Bresser soil is moderate. Effective rooting depth is 60 inches or more. Available water capacity is moderate. Surface runoff is medium, and the hazard of erosion is moderate. Some gullies are present.

Most areas of this soil are used for range. A small acreage is used for dryland crops, mostly wheat.

This soil is suited to limited cultivation. It is better suited to use as rangeland or pastureland because these uses protect the soil by providing permanent cover. Basin terraces may be needed before seeding this soil back to grass.

Native vegetation is mainly cool- and warm-season grasses such as western wheatgrass, side-oats grama, and needleandthread.

Proper range management is needed to prevent excessive removal of plant cover from the soil. Interseeding improves the existing vegetation. Deferment of grazing in spring increases plant vigor and soil stability. Proper location of livestock watering facilities helps to control grazing.

Windbreaks and environmental plantings are generally suited to this soil. Soil blowing is the main limitation for the establishment of trees and shrubs. This limitation can be overcome by cultivating only in the tree rows and leaving a strip of vegetation between the rows. Supplemental irrigation may be needed when planting and during dry periods. Trees that are best suited and have good survival are Rocky Mountain juniper, eastern red cedar, ponderosa pine, Siberian elm, Russian olive, and hackberry. Shrubs that are best suited are skunkbush sumac, lilac, and Siberian peashrub.

This soil is suited to wildlife habitat. It is best suited to habitat for openland and rangeland wildlife. In cropland areas, habitat

favorable for ring-necked pheasant, mourning dove, and many nongame species can be developed by establishing areas for nesting and escape cover. For pheasant, undisturbed nesting cover is vital and should be provided for in plans for habitat development. This is especially true in areas of intensive farming. Rangeland wildlife, such as pronghorn antelope, can be encouraged by developing livestock watering facilities, properly managing livestock grazing, and reseeding range where needed.

This soil has good potential for homesites. Practices are needed to control surface runoff and keep soil losses to a minimum. Limiting the disturbance of the soil and the removal of existing plant cover during construction helps to control erosion. Capability subclass IVE.

### **16-Chaseville gravelly sandy loam, 1 to 8 percent slopes.**

This deep, somewhat excessively drained soil formed in arkosic alluvial sediment on alluvial fans, terraces, and side slopes. Elevation ranges from 6,100 to 7,000 feet. Average annual precipitation is about 17 inches, average annual air temperature is about 47 degrees F, and the average frost-free season is about 135 days.

Typically, the surface layer is dark grayish brown gravelly sandy loam about 6 inches thick. The next layer is dark grayish brown very gravelly sandy loam about 13 inches thick. The substratum is reddish gray extremely gravelly loamy coarse sand and brown very gravelly loamy sand. The lower part of the substratum, below a depth of 40 inches, is about 10 percent cobbles.

Included with this soil in mapping are small areas of Jarre gravelly sandy loam, 1 to 8 percent slopes; Bresser sandy loam; Truckton sandy loam; and Ascalon sandy loam.

Permeability of this Chaseville soil is rapid. Effective rooting depth is 60 inches or more. Available water capacity is low. Surface runoff is slow, and the hazard of erosion is moderate.

This soil is used mainly as native rangeland. It is also used as homesites and for wildlife habitat.

Rangeland vegetation is mainly western wheatgrass, side-oats grama, needleandthread, and little bluestem. The main shrub on this site is true mountain mahogany.

Proper location of livestock watering facilities helps to control grazing.

Windbreaks and environmental plantings are suited this soil. Low available water capacity is the main limitation to the establishment of tree and shrub plantings. Summer fallow a year in advance and continued cultivation for weed control are needed to insure the establishment and survival of plantings. Supplemental irrigation may be needed to insure survival. Trees that are best suited and have good survival are Rocky Mountain juniper, eastern red cedar, ponderosa pine, and Siberian elm. Shrubs that are best suited are skunkbush sumac and lilac.

This soil is suited to wildlife habitat. It is best suited to habitat for openland and rangeland wildlife. Rangeland wildlife, such as pronghorn antelope, can be encouraged by developing livestock watering facilities, properly managing livestock grazing, and reseeding range where needed.

This soil has good potential for homesites. Because of its high gravel content, problems with excavations may arise because cut banks cave in. A surface dressing of topsoil is needed where the very gravelly subsoil is exposed or where vegetation has been removed during site preparation. Caution should be exercised when locating septic tank absorption fields because of possible pollution of water supplies as a result of the rapid permeability of this soil. Capability subclass VIe.

#### **17-Chaseville gravelly sandy loam, 8 to 40 percent slopes.**

This deep, somewhat excessively drained soil formed in arkosic alluvial sediment on alluvial fans, terraces, and side slopes. Elevation ranges from 6,100 to 7,000 feet. The average annual precipitation is about 17 inches, the average annual air temperature is about 47 degrees F, and the average frost-free season is about 135 days.

Typically, the surface layer is dark grayish brown gravelly sandy loam about 6 inches thick. The subsurface layer is dark grayish brown very gravelly sandy loam about 13 inches thick. The substratum is reddish gray extremely gravelly loamy coarse sand and brown very gravelly loamy sand. The part of the substratum below a depth of 40 inches is about 10 percent cobbles.

Included with this soil in mapping are small areas of Jarre gravelly sandy loam, 1 to 8 percent slopes; Nederland cobbly sandy loam, 9 to 25 percent slopes; and Bresser sandy loam, 5 to 9 percent slopes.

Permeability of this Chaseville soil is rapid. Effective rooting depth is 60 inches or more. Available water capacity is low. Surface runoff is slow to medium, and the hazard of erosion is moderate to high.

This soil is used mainly as rangeland. It is also used for recreation, wildlife habitat, and homesites.

Native vegetation is mainly western wheatgrass, side oats grama, needleandthread, and little bluestem. The prominent shrub on this site is true mountain mahogany. Yucca is present in some places.

Proper location of livestock watering facilities helps to control grazing.

Windbreaks and environmental plantings are suited to this soil. Low available water capacity is the main limitation to the establishment of tree and shrub plantings. Summer fallow a year in advance and continued cultivation for weed control are needed to insure the establishment and survival of plantings. Supplemental irrigation may be needed to insure survival. Trees that are best suited and have good survival are Rocky Mountain juniper, eastern red cedar, ponderosa pine,

and Siberian elm. Shrubs that are best suited are skunkbush sumac and lilac.

Rangeland wildlife such as pronghorn antelope, cottontail, coyote, and scaled quail are best adapted to life on this droughty soil. Forage production is typically low, and proper livestock grazing management is necessary if wildlife and livestock share the range. Livestock watering developments are also important and are used by various Wildlife species.

The main limitation of this soil for construction is slope. Special designs for homesites, buildings, and roads are needed to overcome this limitation. The high gravel content may cause problems with excavations, because cut banks cave in. A surface dressing of topsoil is desirable where the very gravelly subsoil is exposed during site preparation. Access roads must be designed to control surface runoff and to help stabilize cut slopes. Caution should be exercised when locating septic tank absorption fields because of the possible pollution of water supplies as a result of the rapid permeability of this soil. Capability subclass VIe.

**18-Chaseville-Midway complex.** These moderately sloping to steep soils are on terrace breaks and side slopes west of Colorado Springs. Slope ranges from 5 to 50 percent. Elevation ranges from 6,100 to 7,000 feet. The average annual precipitation is about 17 inches, the average annual air temperature is about 47 degrees F, and the average frost-free season is about 135 days.

The Chaseville soil makes up about 70 percent of the complex, the Midway soil about 20 percent, and other soils about 10 percent.

Included with this complex in mapping are areas of Razor clay loam, 3 to 9 percent slopes; Ustic Torrifluvents, loamy; and soils that are similar to Ascalon sandy loam but that have more gravel in the substratum and are redder.

The Chaseville soil is on the steeper slopes and on ridgetops. It is deep and somewhat excessively drained. It formed in arkosic alluvial sediment. Typically, the surface layer is dark grayish brown gravelly sandy loam about 6 inches thick. The subsurface layer is dark grayish brown very gravelly sandy loam about 13 inches thick. The substratum is reddish gray extremely gravelly loamy coarse sand and brown very gravelly loamy sand. The lower part of the substratum, below a depth of 40 inches, is about 10 Percent cobbles.

Permeability of the Chaseville soil is rapid. Effective rooting depth is 60 inches or more. Available water capacity is low. Surface runoff is medium, and the hazard of erosion is moderate to high. A few gullies are present.

The Midway soil is on the lower part of the landscape. It is shallow and well drained. It formed in residuum derived from calcareous shale. Typically, the surface layer is light yellowish brown clay loam about 4 inches thick. The underlying material is grayish brown clay 9 inches thick. Pierre shale is at a depth of 13 inches.

Permeability of the Midway soil is slow. Effective rooting depth is 20 inches or less. Available water capacity is low. Surface runoff is medium to rapid, and the hazard of erosion is medium to high. A few gullies are present.

The soils in this complex are used mostly for recreation areas, commercial and residential building sites, and wildlife habitat. The Chaseville soil is a good source of commercial gravel. These soils are also used for grazing.

Native vegetation on the Chaseville soil is mainly western wheatgrass, side-oats grama, needleandthread, and little bluestem. The main shrub in the stand is true mountain mahogany. Yucca is common.

Native vegetation on the Midway soil is mainly western wheatgrass, side-oats grama, little bluestem, blue grama, and alkali sacaton. Browse plants such as mountain mahogany and fourwing saltbush are also present. The presence of princesplume, two-groove milkvetch, and Fremont goldenweed indicates that selenium-bearing plants are in the stand.

Proper location of salt blocks, fences, and watering facilities helps to distribute grazing.

Windbreaks and environmental plantings are suited to the Chaseville soil but are not suited to the Midway soil. Low available water capacity is the principal limitation for the establishment of tree and shrub plantings. Summer fallow a year in advance and continued cultivation for weed control are needed to insure survival. Supplemental irrigation may also be needed to insure survival. Trees that are best suited and have good survival are Rocky Mountain juniper, eastern red cedar, ponderosa pine, and Siberian elm. Shrubs that are best suited are skunkbush sumac and lilac. Onsite investigations are needed to determine where plantings are feasible.

Rangeland wildlife, such as pronghorn antelope, cottontail, coyote, and scaled quail are best adapted to life on these droughty soils. Forage production is typically low, and proper livestock grazing management is necessary if wildlife and livestock share the range. Livestock watering developments are also important and are used by various wildlife species. The treeless Midway soil is relatively unproductive for vegetation, especially in times of drought, when annual production may be as low as 300 pounds per acre. Rangeland wildlife, such as pronghorn antelope and scaled quail, can be encouraged by properly managing livestock grazing, installing livestock watering facilities, and reseeding range where necessary.

The main limitation for construction on the Chaseville soil is slope. Special designs for building sites, buildings, and roads are needed to overcome this limitation. The high gravel content may cause problems with excavations because cut banks cave in. A surface dressing of topsoil may be desirable on the Chaseville soil where the very gravelly subsoil is exposed during site preparation. Access roads must be designed to control surface runoff and help stabilize cut slopes. The Midway soil has poor potential for homesites and roads because of shallow depth to shale, high frost-action potential, and high shrink-swell potential. Special designs are

necessary to overcome these limitations. Capability subclass VIIe.

**46-Kutler-Broadmoor-Rock outcrop complex, 25 to 90 percent slopes.** This moderately steep and extremely steep complex is on mountains. Elevation ranges mainly from 7,000 to 8,500 feet. The average annual precipitation is about 20 inches, and the average annual temperature is about 42 degrees F.

The Kutler soil makes up about 35 percent of the complex, the Broadmoor soil about 30 percent, and Rock outcrop about 30 percent. About 5 percent of the complex is soils that are similar to the Kutler and Broadmoor soils but that are less than 20 inches deep to hard granite bedrock. A small area of this complex is at an elevation of as much as about 9,800 feet and has colder temperatures than are typical for the Broadmoor and Kutler soils.

The Kutler soil is moderately deep and somewhat excessively drained. It formed in material weathered from granite bedrock. Slope is 25 to 65 percent. Typically, the surface layer is brown very gravelly sandy loam about 6 inches thick. The substratum, about 17 inches thick, is brown very gravelly sandy loam in the upper part and grades to extremely gravelly sandy loam in the lower part. It is underlain by highly weathered granite.

Permeability of the Kutler soil is rapid. Effective rooting depth ranges from 20 to 40 inches. Available water capacity is low. Surface runoff is rapid, and the hazard of erosion is high. Soil slippage is common.

The Broadmoor soil is moderately deep and somewhat excessively drained. It formed in residuum derived from fractured granite. Slope is 25 to 70 percent. The surface layer is grayish brown extremely gravelly sandy loam about 15 inches thick. The subsoil is brown extremely gravelly sandy loam about 13 inches thick over highly weathered granite.

Permeability of the Broadmoor soil is rapid. Effective rooting depth is 20 to 40 inches. Available water capacity is low. Surface runoff is rapid, and the hazard of erosion is moderate to high. Soil slippage is common.

Rock outcrop is Pikes Peak granite and other acid igneous rocks. It occurs throughout the complex.

The soils in this complex are used for woodland, range, recreation and wildlife habitat.

The Kutler soil is well suited to the production of native vegetation suitable for grazing by cattle and sheep. Native vegetation is mainly mountain muhly, Arizona fescue, little bluestem, needleandthread, and Parry oatgrass.

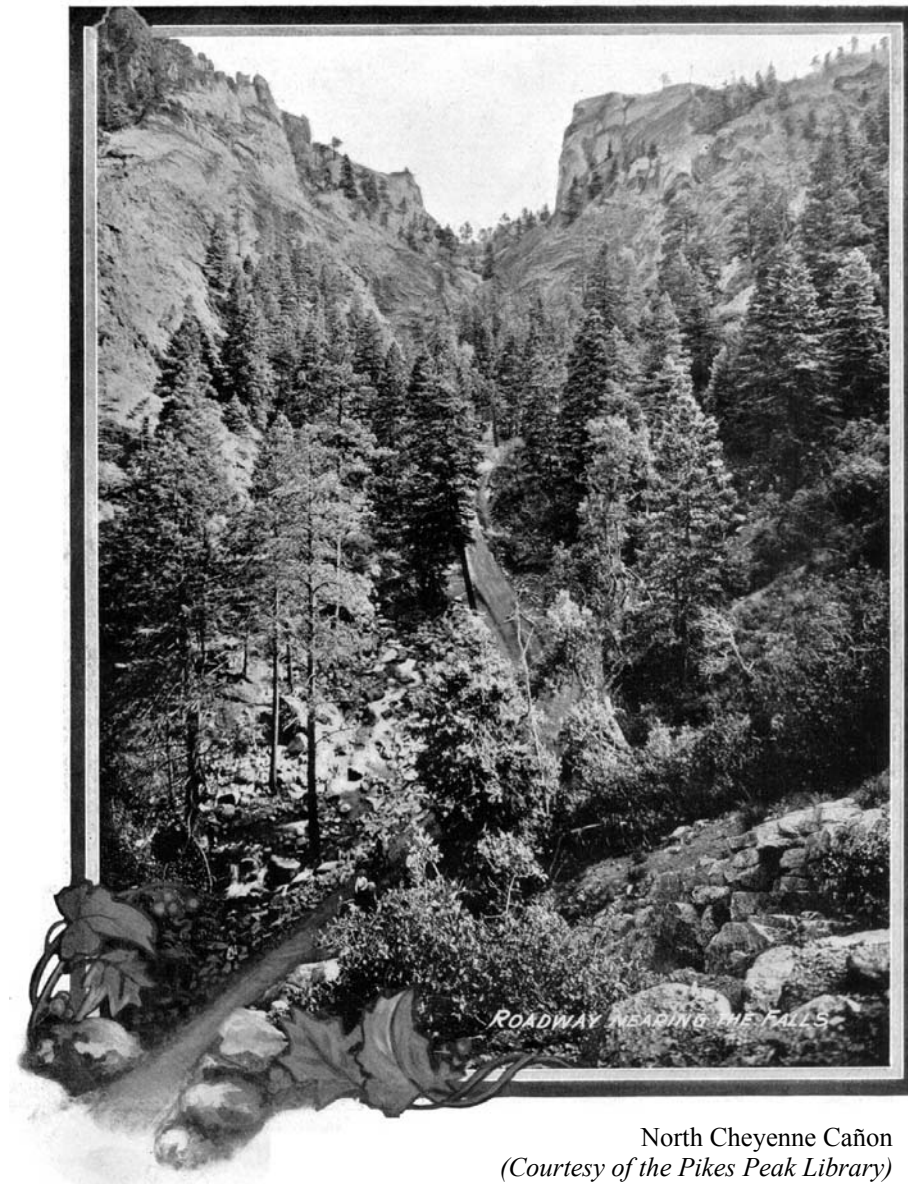
Deferment of grazing in spring helps to maintain the vigor and reproduction of the cool-season bunchgrasses. Fencing and properly locating livestock watering facilities help to control grazing.

The Broadmoor soil is suited to the production of Douglas fir. It is capable of producing about 4,100 cubic feet, or 15,000 board feet (International rule), of merchantable timber per acre from a fully stocked, even-aged stand of 80-year-old trees. The main limitations for its use for timber production are slope and the hazard of erosion. Measures must be taken to minimize erosion when harvesting timber.

Rangeland wildlife, such as antelope, cottontail, coyote, and scaled quail, is best adapted for life on the droughty Kutler soil. Forage production is typically low, and proper livestock grazing management is necessary if wildlife and livestock share the range. Livestock watering developments are also important, and they are used by various wildlife species.

Wildlife populations on the Broadmoor soil are minimal because of the dense stands of trees. Openings could be created in the overstory canopy to allow for production of various browse species, but this practice must be used with caution because of the steep slopes.

The main limitations for the use of these soils for urban, development are depth to rock and slope. Measures must be taken to minimize surface runoff and thus keep erosion to a minimum. These soils also require special site or building designs because of the slope. Deep cuts, to provide essentially level building sites, can expose the bedrock. The limitation of large stones on the surface can generally be overcome by the use of heavy equipment when preparing building sites. Access roads must have adequate cut-slope grade and be provided with drains to control surface runoff and keep soil losses to a minimum. Capability subclass VIIe.



North Cheyenne Cañon  
(Courtesy of the Pikes Peak Library)

# ACKNOWLEDGMENTS

## City Council

January, 1999  
Mary Lou Makepeace, Mayor  
Leon Young, Vice Mayor  
Lisa Are'  
Linda Barley  
William Guman  
Dawson Hubert  
James Null  
Randy Purvis  
Lionel Rivera

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David Melendez  
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Chris Vadela

## Parks, Recreation and Cultural Services Director

Paul D. Butcher

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Terre Cavalier  
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Jim Haulk, *Thomas & Thomas, Planning, Urban Design and Landscape Architecture*  
Andy Cobb, Chairman, Parks and Recreation Advisory Board

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Denise Sherwood, *Publication layout, Parks, Recreation & Cultural Services*  
Printing, *City of Colorado Springs, Office Services*



**CITY OF COLORADO SPRINGS  
PARKS, RECREATION &  
CULTURAL SERVICES**



Historic North Cheyenne Cañon  
(Courtesy of Pikes Peak Library District)



